

**City of Carlisle, Iowa
Zoning Board of Adjustment Meeting
Wednesday, May 1, 2024**

**6:30 P.M.
Carlisle City Hall**

Join Zoom Meeting - <https://zoom.us/j/9951930479>

Meeting ID: 995 193 0479

One tap mobile – Call 1-312-626-6799, enter 995 193 0479# when prompted

We encourage all videoconferencing or calling in to let staff know who you are for the record and then mute your microphone or phone until you would like to speak to provide a better overall experience.

Call to order

Determine quorum

New Business

- Public Hearing For Variance Request For Fire Code Requirement For Zach Bigley At 200 N. 1st Street
- Consider Request For Variance Request For Fire Code Requirement For Zach Bigley At 200 N. 1st Street

- Public Hearing For Variance Request For Allowing Crushing Operations At CTI Readymix
- Consider Request For Variance Request For Allowing Crushing Operations At CTI Readymix

Adjournment

Memo

To: Board of Adjustment
From: Deven Markley, City Administrator
Date: April 29, 2024
Re: May 1, 2024 Board of Adjustment Meeting

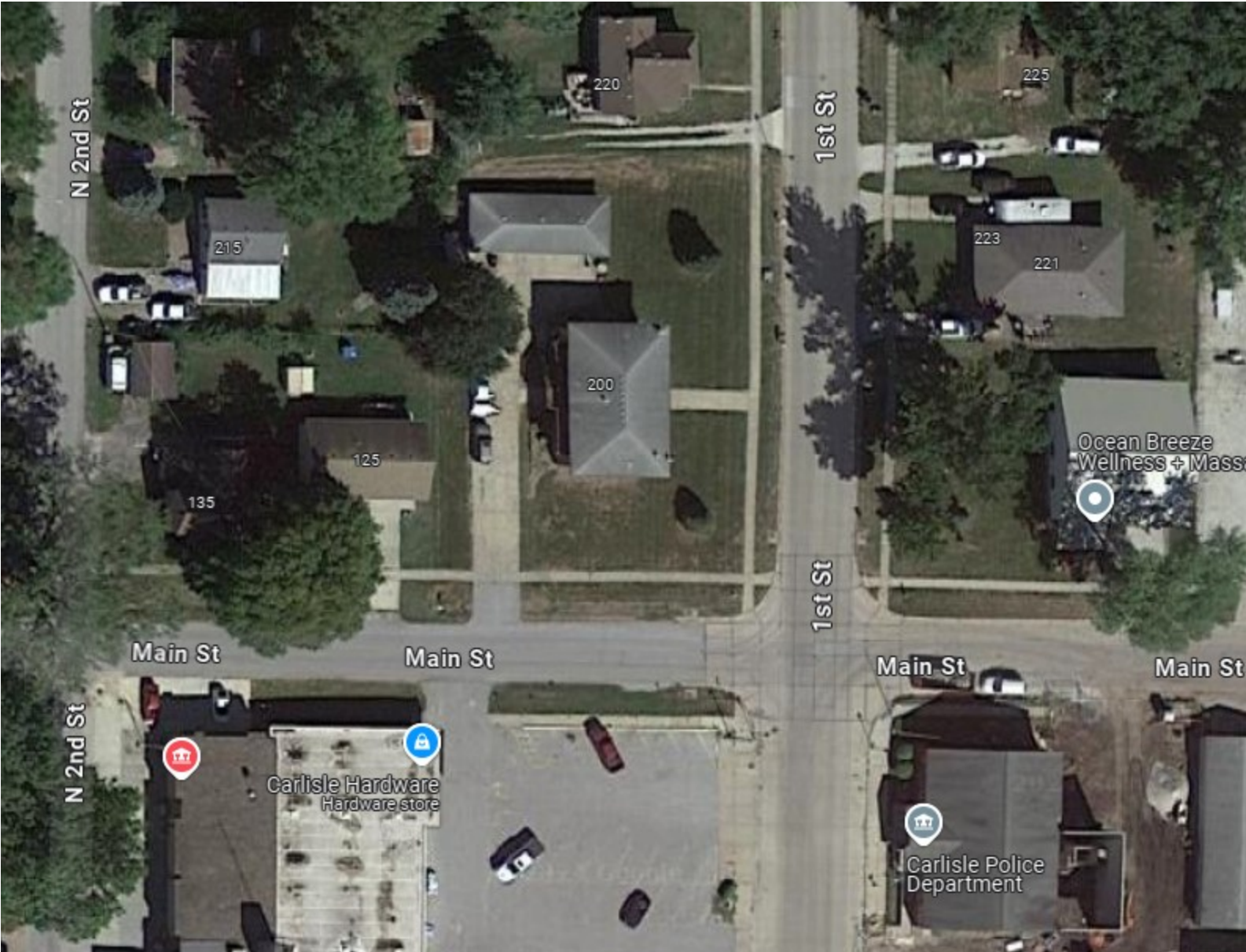
The property owners at 200 N. 1st Street desires to put a new apartment in the basement of the property. Code requirements for this include the addition of a sprinkler to meet the Fire Protection and Life Safety Systems requirements under the section 1004 of the International Existing Building Code. In the packet is the variance application with signatures, overhead map of property location, drawing of the planned modification, and code modification request for the property.

The CTI Readymix plant is looking at expanding their operations to include rock crushing. They have come through Planning & Zoning and Council for the site plan portion of the process. The rock crushing presented at that time was to be done at the northeast corner of the lot adjacent to the paved area. They do need a special use variance for this type of operation. There was some issues with getting in contact with adjacent property owners as they are large companies. They did send certified letters in cases where they could not reach someone directly (MidAmerican Energy) without a response recieved so I feel that notification requirement has been sufficiently completed.

Please let me know if there are any questions or if you would like additional information gathered for the meeting.

Respectfully,

Deven Markley,
City Administrator





CITY OF CARLISLE, IOWA
VARIANCE APPLICATION

(Please print. Any Non-Legible Application Can Be Rejected.)

1. \$10.00 Fee

Receipt No. 272826

2. Applicant: Zach Pigley

3. Address: 200 n. 1st st

4. Phone: 720 278 3776

5. Legal Description: Apartment building

6. On 3-14, 2024 the undersigned property owner made application to the Carlisle Zoning Administrator for the following:

We are in the process of trying to add another unit to this building and need a possible way around the fire code

7. Applicant hereby appeals the denial to the Carlisle Board of Adjustment and requests the following variance so as to allow the use applied for:

with the use of extra fire blocking and an early warning system we would like not to need a water sprinklers system installation

8. Names and Addresses of all Property Owners within 300 Feet of Property for Which the Variance is Being Requested. (Use Extra Sheet if Needed)

Table with 3 columns: Printed Name, Address, Signature. Row 1: Robert Bucklow, 210 Main Street, [Signature]. Row 2: [Signature], 220 N 1st St.

Printed Name	Address	Signature
Ralph Ryan	205 School	Ralph Ryan
Doc Hill	125 main st	Doc Hill
Geni Seiberling	150 N 1st St	Geni Seiberling
Mark Verbitke	125 N 1st St	Mark Verbitke
Rob Willis	121 N 1st	Rob Willis
Marsha Quill	230 N. 1st	Marsha Quill
Nick Gure	120 Market St	Nick Gure
Eddie Johnson	125 Market	Eddie Johnson
Lacey Roberts	235 N. 2nd	L. Roberts
W. Kearney	220 N 2nd	W. Kearney
W. H. Hock, Police Chief	195 N 1st St	W. H. Hock
Chris Sampson	190 N. 1st	CHRIS SAMPSON
James Nelson	135 Main St.	James Nelson

9. Attach a drawing or plat showing the requested variances and the properties immediately adjacent to the property for which the variance is being requested.

03-11-21
DATE


APPLICANT'S SIGNATURE

this will not pertain to any residents as it does not impend on any of their properties we are not adding to the space



CODE MODIFICATION APPLICATION

A request for a Code Modification may be submitted by a property owner or owner's authorized agent. The Building Official may only approve requests meeting specific criteria

PROPERTY ADDRESS 200 n 1st st Carlisle IA

Describe the code requirement for which a modification is requested. Refer to specific code section(s) and provide a brief statement of the desired modification. Provide additional documents or pages if needed:

New basemet apartment addition/ requirement is for
sprinkles to be added. I want to change it
to add fire protection between considering cost

The Building Official's review and evaluation of your case must result in a conclusion that the answer to each of these questions is yes (IBC section 104.10):

- There are practical difficulties involved in carrying out the provisions of the Code
- Special individual reason makes the strict letter of the Code impractical
- The requested modification is in compliance with the intent and purpose of this code
- The requested modification does not lessen the health, accessibility, life and fire safety, or structural requirements

APPLICANT NAME (PRINT): Zach Bigley

Applicant is the: OWNER CONTRACTOR OTHER (describe) _____

APPLICANT PHONE 7202783776 APPLICANT EMAIL EZP2 construction 19@yahoo.com

APPLICANT MAILING ADDRESS 2121 maple st des moines IA
50317

APPLICANT SIGNATURE [Signature] DATE: Jan 29, 2024

Building Official Action: APPROVED DENIED

Comments: _____

Building Official Signature: _____ Date: _____



CARLISLE

THE NATURAL CHOICE

BUILDING PERMIT APPLICATION

Work Authorized by This Permit Must Begin Within 6 Months of Permit Approval Date

***IMPORTANT - Complete All Information Requested and Include SITE PLAN & BUILDING PLAN**

	NAME	ADDRESS	PHONE NUMBER
Owner	Grant Lewis Blackrock partners		999-281- 8354
Contractor	E2P2 construction	2121 maple st	720- 278-3776
Architect/Engineer			

	NAME	E-MAIL ADDRESS	PHONE NUMBER
Primary Contact	Zach Bigley	E2P2construction19@yahoo.com	720-278- 3776

Legal Description of Property Carlisle OTP Lots 7+8 Block 0

Building Address 200 N 1st st

Description of Work Basement storage conversion to apartment

Basement Finish (SF) 688 Deck (SF, Covered/ Uncovered) _____

Estimated Cost of Work 50,000 Size (Sq. Ft.) _____

The final determination of value for calculating the permit fee will be made by the building official.

<u>CONSTRUCTION FEES/PERMITS</u>	<u>FEE</u>	<u>RECEIPT NO.</u>	<u>DATE PAID</u>	<u>PERMIT NO.</u>
BUILDING PERMIT.....	_____	_____	_____	<u>23-84</u>
DECK PERMIT.....	_____	_____	_____	_____
ELECTRICAL PERMIT (IF NEEDED).....	_____	_____	_____	_____
PLUMBING PERMIT (IF NEEDED).....	_____	_____	_____	_____
HEATING PERMIT (IF NEEDED).....	_____	_____	_____	_____
OTHER (Plan Review, Flood Plain App)	_____	_____	_____	_____

UTILITY CONNECTION FEES/PERMITS

				WA METER #
EL SERVICE FEE.....	_____	_____	_____	_____
WA CONN FEE (\$100.00).....	_____	_____	_____	_____
WA METER & HARDWARE. (3/4" - \$300.00)	_____	_____	_____	_____
WA METER & HARDWARE (1" - \$423.00) ..	_____	_____	_____	_____
IRR METER (3/4" - \$302.00; 1" \$423.00)....	_____	_____	_____	_____
WA TAPPING FEE(\$100.00).....	_____	_____	_____	EL METER #
SE CONNECTION FEE.....(\$100.00).....	_____	_____	_____	_____
SE TAPPING FEE..... (\$100.00).....	_____	_____	_____	_____
STREET OPENING.....	_____	_____	_____	_____

Submit COMPLETED Applications to: Carlisle City Hall 100 N 1st St; PO BOX 430, Carlisle, IA 50047
CITY HALL: 515-989-3224

It is the responsibility of the applicant to ensure the completion of application.

FOR INSPECTIONS CONTACT: **SAFE BUILDING: 515-333-4161**

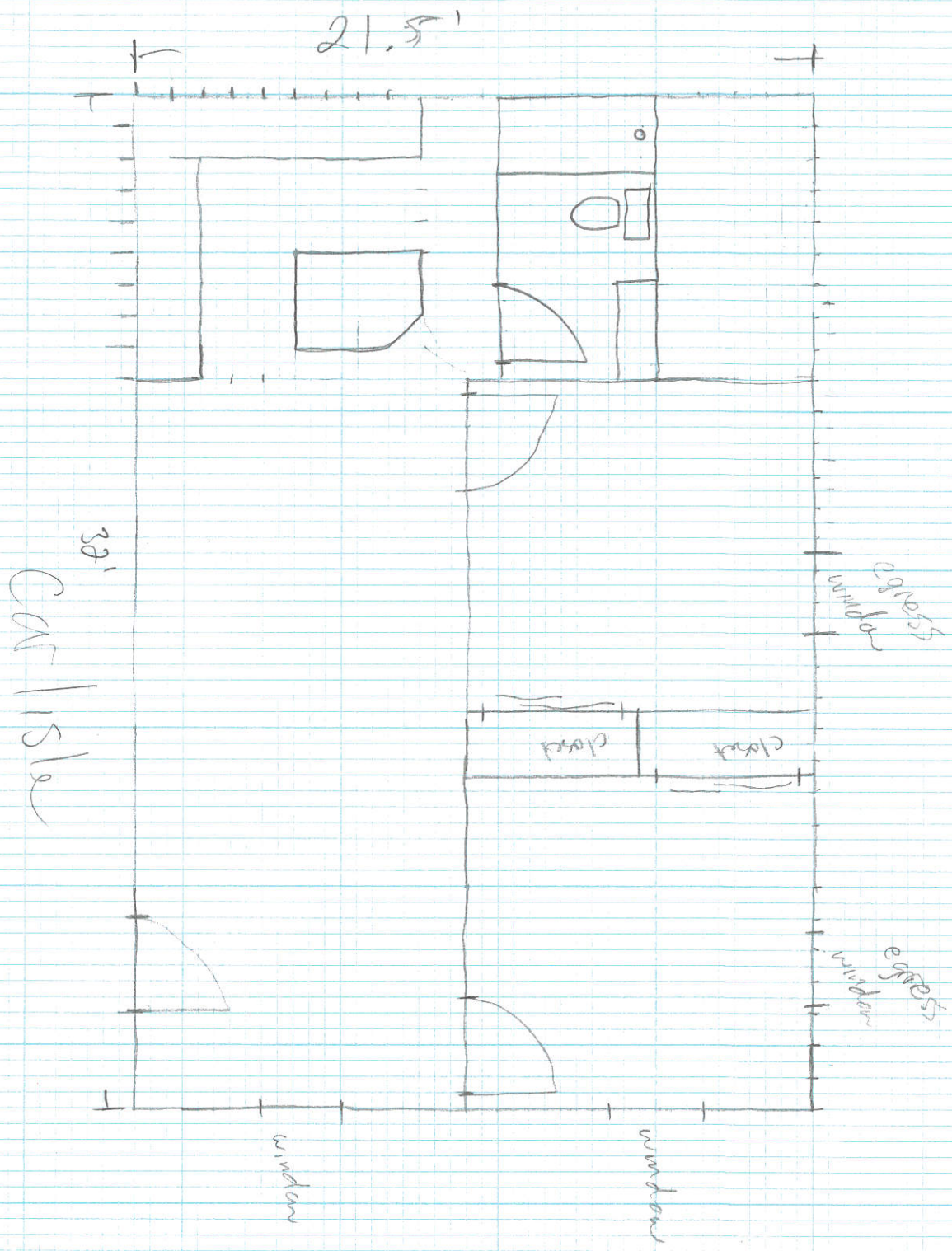
The owner of this building and the undersigned agree to conform to all applicable laws of the City of Carlisle and the State of Iowa.

Signature of Applicant [Signature] Address 2121 maple st Application Date 10-2-23

DO NOT WRITE IN SPACE BELOW - FOR OFFICE USE ONLY

Approved By _____ Valuation _____ Approval Date _____

□ = 1 sqft





CITY OF CARLISLE, IOWA
SPECIAL USE PERMIT APPLICATION

(Please print. Any Non-Legible Application Can Be Rejected.)

1. \$50.00 Fee (Due Upon Application) Receipt No. _____

2. Applicant: CTI Ready Mix, Inc.

3. Legal Description: See Attached

4. Present Zoning: M-1 Light Industrial

5. Present Use: Concrete Ready Mix Plant

6. Proposed Use: Concrete Ready Mix Plant that allows occasional concrete crushing.

7. List Owners of all Property Within 300 feet of area for which the special use permit pertains. At Least 50 Percent of Property Owners within 300 Feet of Area to be Must Sign Petition (Use Extra Sheet if Needed)

Printed Name

Address

Signature

Wilbur Goodhue Inc.

1900 Normandy Drive
Carlisle, Iowa 50047

[Handwritten Signature]

MidAmerican Energy Company

POB 657
Des Moines, Iowa 50306

State of Iowa

800 Lincoln Way
Ames, Iowa 50010-6915

City of Carlisle

100 N. First Street
Carlisle, Iowa 50047

Eric & Carol Ziel Joint Rev. Trust

Attn: ATI Group, LLC
1615 SW Main Street, Suite 207
Ankeny, Iowa 50023



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Table with 3 columns: Printed Name, Address, Signature. Rows include Wilbur Goodhue Inc., MidAmerican Energy Company, State of Iowa, City of Carlisle, and Eric & Carol Ziel Joint Rev. Trust.

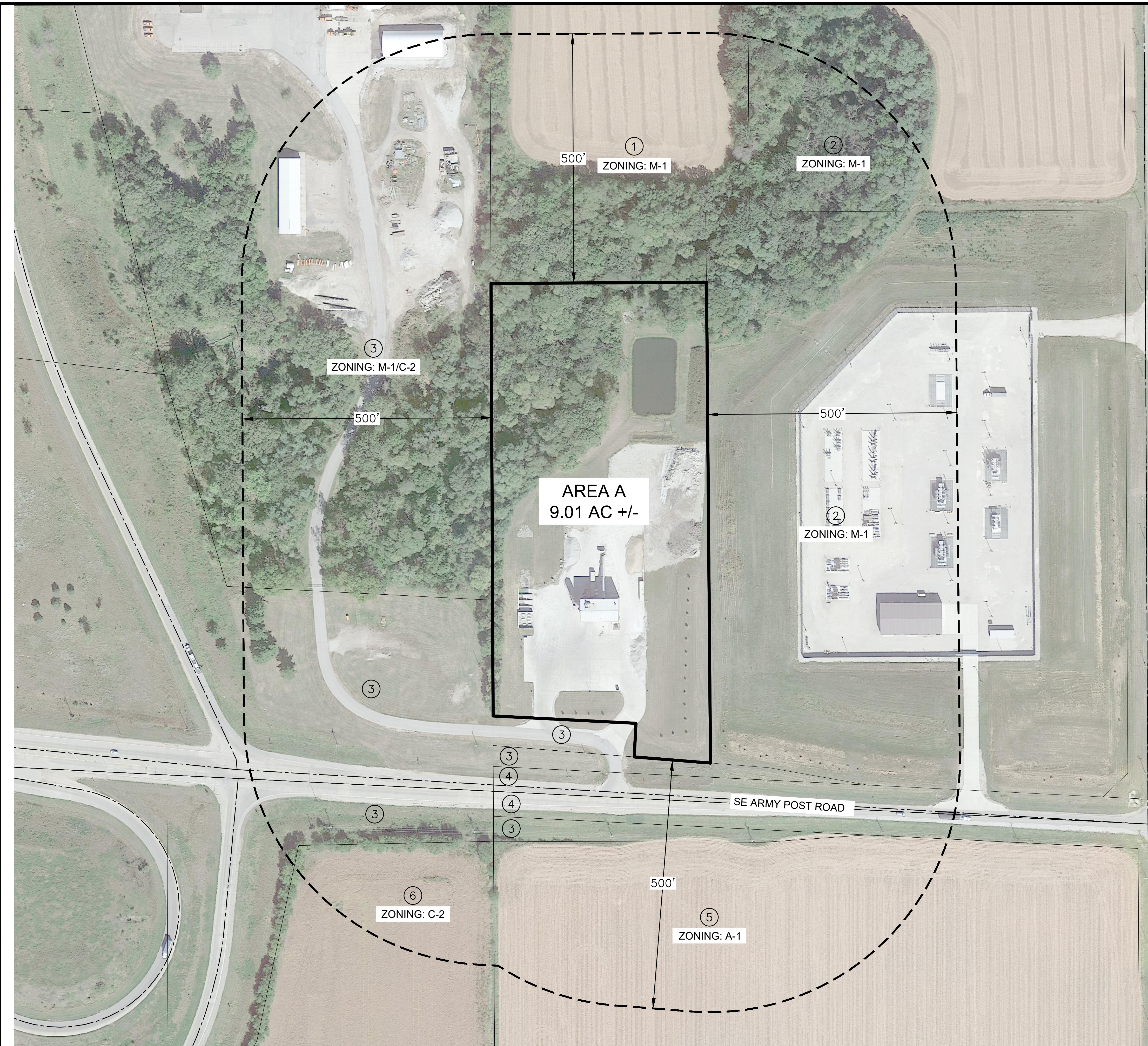
Handwritten signature: Eric Ziel, Justice 12-7-2023

Legal Description

A PART OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CARLISLE, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

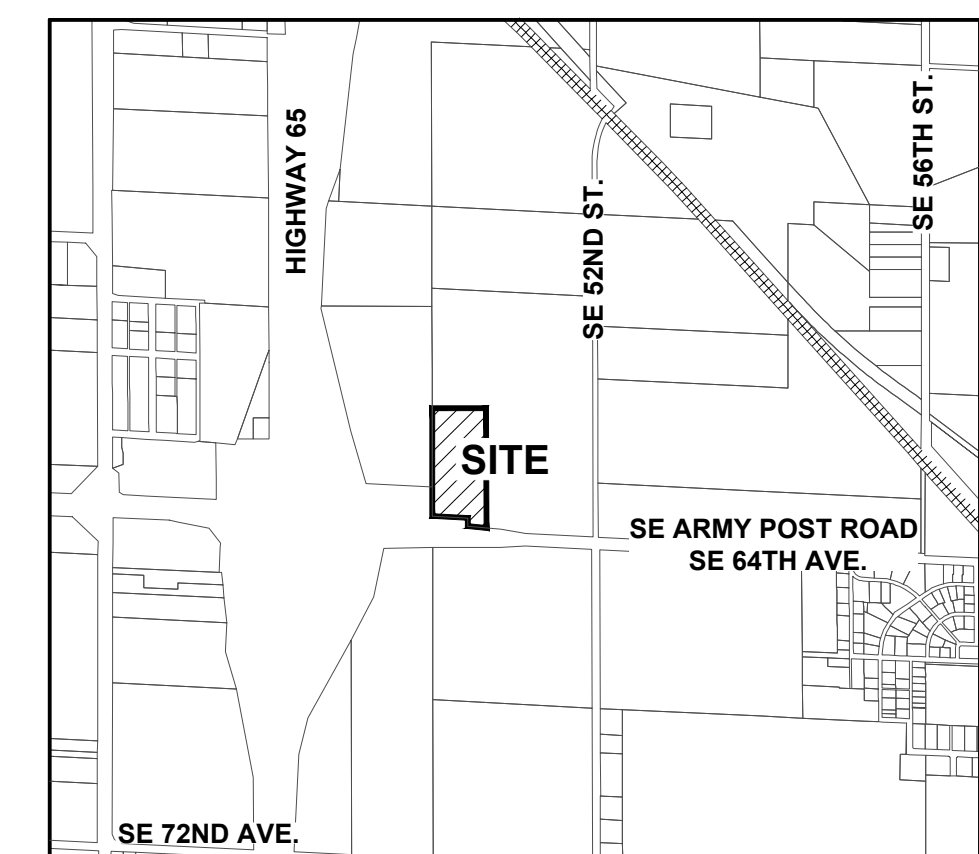
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH 60 ACRES; THENCE NORTH 00°16'57" WEST ALONG THE WEST LINE OF SAID SOUTH 60 ACRES, 150.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°16'57" WEST ALONG SAID WEST LINE, 867.88 FEET; THENCE NORTH 89°43'03" EAST, 432.18 FEET; THENCE SOUTH 00°28'43" EAST, 964.44 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD; THENCE NORTH 85°29'47" WEST ALONG SAID NORTH LINE, 153.43 FEET; THENCE CONTINUING NORTH 02°57'13" EAST ALONG SAID NORTH LINE, 67.70 FEET; THENCE CONTINUING NORTH 87°03'05" WEST ALONG SAID NORTH LINE, 286.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.01 ACRES (392,266 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FILE: H:\2023\2307501\000\2307501-SPECIAL USE LAND MAP.DWG
 COMMENT: SPECIAL USE LAND MAP
 PLOTTED BY: CONANTON MCDONALD
 DATE: 11/2/2023 8:49 AM
 DESIGNED BY: CONANTON MCDONALD



VICINITY MAP

NOT TO SCALE



CARLISLE, IOWA

OWNER / APPLICANT

CTI READY MIX INC.
 1001 SE 37TH STREET
 GRIMES, IA 50111
 PH. (515) 252-1650

ZONING

M-1 - LIGHT INDUSTRIAL DISTRICT
 (CONCRETE READY MIX PLANT)

PROJECT SITE ADDRESS

5040 SE 64TH AVENUE

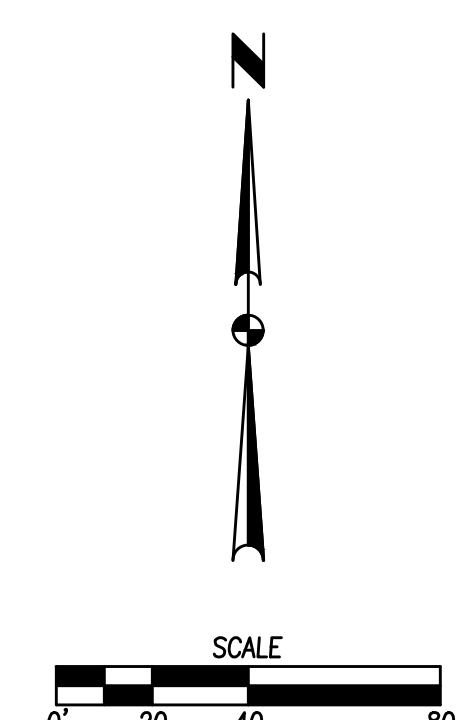
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ADJACENT OWNERSHIP

	OWNER	ACRES	PERCENT
1	Wilbur Goodhue Inc	5.67	19.87%
2	Midamerican Energy Company	15.23	53.41%
3	State of Iowa	-	-
4	City of Carlisle	-	-
5	Eric & Carol Ziel Joint Revocable Trust	5.93	20.79%
6	David J Wright & Ida M Wright Revocable Living Tr	1.69	5.93%



DATE: _____

REVISIONS: _____

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: JWM

ENGINEER: EKO

ESA
 CIVIL DESIGN ADVANTAGE

CARLISLE, IOWA

CTI READY MIX
SPECIAL LAND USE MAP

1/1
 2307.501