

MALVERN ZONING BOARD OF ADJUSTMENT
MINUTES
November 13, 2017
8 a.m.
CITY HALL

The November 13, 2017, meeting of the Malvern Zoning Board of Adjustment was called to order by Chairperson Shane Sayers, at 8:02 a.m., in the Council Chambers.

The following members answered roll call: Fred Bolton, Larry Koger, Rich Maaske, and Shane Sayers. Zoning Administrator Bob Blum was absent. City Clerk Mary Poort was also present. One visitor, Jay Burdic, arrived at 8:04 a.m.

Koger motioned to approve the Agenda. Bolton seconded. All ayes; motion carried.

Maaske motioned to approve the minutes of June 28, 2017. Koger seconded. All ayes; motion carried.

Sayers opened for discussion the agenda topic: Fairview Hills Golf Course Development Preliminary Plat Conservation Approach to Low-Impact Development Practices that Infiltrate Water on-Site, and called on Developer Jay Burdic to speak. Such subjects of discussion included: minimal disruption of land, swales instead of concrete storm sewers, wider streets to encourage walking, environmental issues, conservation approach—a new trend in building—the future of subdivisions. Other comments: sidewalks viewed differently with conservation approach, water directed, infiltration trenches take water underground, sediment basins, tube maintenance, rainfall, and ground cover. Burdic's choice in conservation approach involves no sidewalks nor curb and gutter, and a variance to the zoning ordinance is needed.

Maaske motioned to Approve a Variance from Required Sidewalk Ordinance 166.05(6) Considering the Ecological Impact will be addressed through Accurate Conservation Engineering, which Follows DNR/NRCS Standards and Specifications. Koger seconded. All ayes; motion carried.

Koger motioned to Approve a Variance from Required Curb and Gutter Ordinance 166.05(2) Considering the Ecological Impact will be addressed through Accurate Conservation Engineering, which Follows DNR/NRCS Standards and Specifications. Bolton seconded. All ayes; motion carried.

Bob Blum arrived at 8:21 a.m.

Comments on Non-Agenda Items, no action to be taken: Malvern Zoning Ordinance update in planning stages. County Inspections of Fairview Hills Subdivision is suggested. 103 East 7th Street construction doing well; silt fencing to follow. Appreciation from Burdic.

Bolton motioned to adjourn at 8:26 a.m. There being no further business, the meeting was adjourned.

Shane Sayers, Chairperson

ATTEST:
Mary Poort, City Clerk