

**CITY OF STORM LAKE
BOARD OF ADJUSTMENT MEETING
CITY HALL - COUNCIL CHAMBERS
APRIL 1, 2026
5:15 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

Access to the official meeting can also be done through the following ways:

BY TELEPHONE

Dial: 1-312-626-6799 or toll-free 1-888-475-4499

Zoom Meeting ID:816 1811 4187

BY COMPUTER:

<https://us06web.zoom.us/j/81618114187>

A. Call The Meeting To Order

B. New Business

- 1. Motion To Review And Approve Minutes From The November 5, 2025, Board Of Adjustment Meeting**
- 2. Public Hearing Application 2026-1 A Request For A Maximum Impervious Coverage Variance Of Two Percent (2%) To Allow For A Maximum Impervious Coverage Of Seventy-two Percent (72%), A Two-foot (2') Screening Variance To Allow For Construction Of A Screen Enclosure Within Three-feet (3') Of The North Side Lot Line And A Five-foot (5') Buffer Yard Variance To Allow For A Trash Enclosure To Within Five-feet (5') Of The North Side Lot Line In The IN-3: Medical Hospital Facility Zoning District**
- 3. Application 2026-1: A Request For A Maximum Impervious Coverage Variance Of Two Percent (2%) To Allow For A Maximum Impervious Coverage Of Seventy-two Percent (72%), A Two-foot (2') Screening Variance To Allow For Construction Of A Screen Enclosure Within Three-feet (3') Of The North Side Lot Line And A Five-foot (5') Buffer Yard Variance To Allow For A Trash Enclosure To Within Five-feet (5') Of The North Side Lot Line In The IN-3: Medical Hospital Facility Zoning District**

C. Adjourn

Meeting Protocol

If you wish to speak today, please:

- To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Chair, identify yourself by stating your name and address.
- If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Chair, identify yourself by stating your name and address.
- Please keep your remarks to three (3) minutes or less.
- If you require accommodation for this meeting, including but not limited to translation services,

hearing assistance, or accessibility, please contact the City Clerk at least four (4) hours prior to the start of the meeting.

Staff Summary

4/1/2026
Agenda Item # B.1.



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Motion To Review And Approve Minutes From The November 5, 2025, Board Of Adjustment Meeting**

BACKGROUND: .

COMPREHENSIVE PLAN RELATIONSHIP: .

POTENTIAL FINDINGS: .

RECOMMENDATION: Review and approve minutes from the November 5, 2025 Board of Adjustment Meeting

ATTACHMENTS:

1. 11052025 Minutes

CITY OF STORM LAKE, November 5, 2025, 5:10 PM

Present: Board Member Chris Cleveland, Board Member Mike Frantz, Board Member Kevin McKinney, Board Member Robert Swanson

Absent: Board Member Amanda Goodenow,

Others Present: Scott Olesen (Zoning Administrator), Colette Baker (City of Storm Lake) Chris Chamber (Building Official), Clark Fort, Svitlana Fort, Dave Kebschull, Dennis Holliday, Helen Holliday, Charles Freeney, Don & Jean Piercy, Ara Platero Flores, Xochitl Hernandez

Call Meeting To Order 5:00 P.M.

New Business

Motion To Review And Approve Minutes From The September 17, 2025 Board Of Adjustment Meeting Board Member Cleveland calls for a motion to approve the minutes.

Moved by Board Member McKinney to approve Minutes From The September 17, 2025, Board Of Adjustment Meeting. Second, by Board Member Frantz. Roll call vote: All ayes. Motion carried.

Public Hearing For Application 2025-5: A Request For Front Yard Variance Of One Foot (1') A Side Yard Setback Variance Of Three Feet (3') A Rear Yard Variance Of Twelve- And One-Half Feet (12.5') A Maximum Building Coverage Variance Of Three Percent (3%) And A Maximum Total Impervious Coverage Variance Of Nine Percent (9%) To Construct An Addition In The R2, Low Medium Density Residential Zoning District.

Board Member Cleveland opens the Public Hearing.

Clark Fort and Svitlana Fort detail the planned addition and answer questions.

Scott Olesen Reviews the plans as related to Article 1209(c)

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: There are other properties in the area that have two car garages and there are other two-story homes in the area. Due to the shape of the lot and the location of other buildings on the site which were pre-existing and in compliance at the time they were constructed, it makes it difficult to place the new garage and home addition far enough away from the lot lines to allow for the construction of the new addition. (b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: There are some lots in the vicinity that are irregular as well, but the main dwelling is not situated the same. (c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the

neighborhood: The proposed addition will be adjacent to another two-story structure to the north and the back face of the building on the west side will be setback 12-feet six inches from the adjoining dwelling, which, if this were and interior lot line would only require a 7-foot setback, so the building is not out of character for this neighborhood. (d) The granting of such variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: Since the lot is undersized, irregularly shaped, and is a corner lot, it is therefore somewhat limited in how this addition could be placed on the lot and comply. (e) The condition or situation of the property concerned is not of general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are not enough other lots in this area that are of a similar size and nature to warrant a change in the Ordinance to accommodate them. (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution: The granting of the variance will allow the applicant to construct an attached garage and home addition that should add value to the home and provide a common feature (two-car attached garage). Taking these items into consideration will not substantially impair this Ordinance and will not be a detriment to the public good.

On Page 26, Goal 1 states: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

Item 2, under Goal 1 states: "Improve existing housing stock to meet the needs of contemporary residents, homeowners, and renters alike."

Board Member McKinney asks if the existing garage will be removed. It will remain as a utility shed.

Board members discuss the tight 4 ft. between other property. The outside wall will be fire rated and roof will drain away from neighbor.

Hearing no more comments, Board Member Cleveland closes the Public Hearing.

Application 2025-5: A Request For Front Yard Variance Of One Foot (1') A Side Yard Setback Variance Of Three Feet (3') A Rear Yard Variance Of Twelve- And One-Half Feet (12.5') A Maximum Building Coverage Variance Of Three Percent (3%) And A Maximum Total Impervious Coverage Variance Of Nine Percent (9%) To Construct An Addition In The R2, Low Medium Density Residential Zoning District.

Board Member McKinney would like to see a pre-existing garage which is over the property line brought into compliance.

Motion Board Member Frantz: I hereby move that the Storm Lake Board of Adjustment make a finding that the requirements for a variance as stated in Article 1209(c)1 have been

met by **Clark E Fort and Svitlana Ivlyeva Fort Living Trust** with regard to the proposed variance set forth in the applicant's application dated 10/5/2025. That we further make the finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the (land, building or structure); that we further make the finding in the granting of the variance will be in harmony with the general purpose and intent of this zoning ordinance and comprehensive plan, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and that we therefore approve the application for the variance filed on 10/5/2025 by Clark E Fort and Svitlana Ivlyeva Fort Living Trust as follows:

A variance be granted for the parcel located at **415 E Lakeshore Drive** owned **Clark E Fort and Svitlana Ivlyeva Fort Living Trust** and legally described as: Lot Seven (7), Block Fifty-Three (53), in the City of Storm Lake, Iowa. Subject to the following conditions:

Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction.

2nd Board Member Swanson with addition that run off is addressed and project completed within 24 months.

Roll call vote Board Member Mckinney Nay, Board Members Frantz , Swanson, Cleveland aye. Motion carries.

Public Hearing Application 2025-6: A Request For a 40-foot Height Variance To Place A Steeple In The R-1, Low Density Residential Zoning District.

Scott Olesen reviews the request as related to Article 1209(c)

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: The Steeple was previously located on the roof and this was permitted as steeples are exempt from height regulations. Steeples are defined as being located on the roof of a Church or other structure, so technically it is no longer considered to be a steeple, but it is at a lower elevation and is on the same property as it was previously, so in this case it would not be inconsistent for this particular site. The request for a sign area variance would not be necessary if the Church was located in the IN-2 Zoning District as most Churches are.

(b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: This is a unique case of a historic structure and most churches are located in the IN-2 District.

(c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the neighborhood: The Steeple was previously located on the site and churches adjacent to

residential areas are permitted to have larger sign area in the IN-2 District.

(d) The granting of such a variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: The Church is not able, for structural reasons, to re-install the steeple on the roof. The Church does have other permitted accessory uses in the building that require additional signage.

(e) The condition or situation of the property concerned is not of a general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are no other Churches at this time that are in a similar situation that would require a similar variance.

(f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution: The steeple was previously located on this site so it will not be out of character for the area and the signs existing and proposed are not excessive.

Page 14 Goal 1: "Establish the future of Storm Lake in a way that respects the community's historical context, offers a variety of land uses, is affordable and sustainable and improves Storm Lakes vibrancy and appeal."

Item 1 under Goal 1 states: "Preserve the existing institutions and housing within Storm Lake."

Dave Keschull speaks to Board on the request.

Resident Don Piercy is not opposed to the request.

Board Member Cleveland in reviewing the relation to 1209(b) is not sure there is hardship. The response was the cost to put the steeple back on the roof would be financially out of reach. The entire roof would need to be reinforced.

Hearing no more comments, Board Member Cleveland closes the Public Hearing.

Application 2025-6: A Request For a 40-foot Height Variance To Place A Steeple In The R-1, Low Density Residential Zoning District.

Motion Board Member Swanson: I hereby move that the Storm Lake Board of Adjustment make a finding that the requirements for a variance as stated in Article 1209(c)1 have been met by **St Mark Lutheran Church** with regard to the proposed variance set forth in the applicant's application dated 10/7/2025. That we further make the finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the (land, building or structure); that we further make the finding in the granting of the variance will be in harmony with the general purpose and intent of this zoning ordinance and comprehensive plan, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and that we therefore approve the application for the variance filed on 10/7/2025

by St Mark Lutheran Church as follows: A variance be granted for the parcel located at **1610 W 5th St** owned **St Mark Lutheran Church** and legally described as:

Lot One (01) Block One (01) St Marks Addition to the City of Storm Lake, Iowa.

Subject to the following conditions:

Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction.

Project will be completed within 18 months.

2nd Board Member Frantz

Roll Call Vote all ayes, Motion carries.

Public Hearing Application 2025-7: A Request For A Rear Yard Setback Variance Of Seven Feet (7') And A Side Yard Setback Variance Of One Foot (1') To Construct An Addition In The R3, Medium Density Residential Zoning District.

Scott Olesen reviews the request as related to Article 1209(c)

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: The addition will permit the interior remodel of the dwelling to include a shower for the bathroom and re-utilization of the interior space. The request is of a minimal nature and the proposed remodeling will be for features commonly found in dwellings.

(b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: The location of the existing bathroom make it difficult to make the improvement without substantial changes to the dwelling.

(c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the neighborhood: The addition, although it is in the required setback is moving away from the required setback and is of a minimal size so it should not negatively affect the surrounding properties.

(d) The granting of such variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: The addition is on an existing dwelling that was compliant at the time it was constructed. The existing bathroom layout was also completed at the time the building was constructed making it difficult to remodel without the requested variance.

(e) The condition or situation of the property concerned is not of a general or recurring nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: The shape of the dwelling and the location of the building and restroom is not of a recurring nature to warrant a change in the Ordinance.

(f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution: The proposed addition is of a minimal size and will not substantially impact the adjoining parcels in a negative way, due to its small size.

On Page 26, Goal 1 states: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

Item 2, under Goal 1 states: "Improve existing housing stock to meet the needs of contemporary residents, home-owners, and renters alike."

Xochitl Hernandez explains request to Board.

Hearing no more comments, Board Member Cleveland closes the Public Hearing.

Application 2025-7: A Request For A Rear Yard Setback Variance Of Seven Feet (7') And A Side Yard Setback Variance Of One Foot (1') To Construct An Addition In The R3, Medium Density Residential Zoning District.

Motion Board Member Frantz: I hereby move that the Storm Lake Board of Adjustment make a finding that the requirements for a variance as stated in Article 1209(c)1 have been met by **Xoxhitl Hernandez** with regard to the proposed variance set forth in the applicant's application dated 10/22/2025. That we further make the finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the (land, building or structure); that we further make the finding in the granting of the variance will be in harmony with the general purpose and intent of this zoning ordinance and comprehensive plan, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and that we therefore approve the application for the variance filed on 10/22/2025 by Xoxhitl Hernandez as follows: A variance be granted for the parcel located at **714 Superior** owned **Xoxhitl Hernandez** and legally described as: Lot Four (4), Block Two (2), Thomas and Bradfords' North Addition to the City of Storm Lake, Iowa. Subject to the following conditions: Applicant must comply with all applicable codes and must obtain a building permit prior to beginning construction. Project will be completed within 24 months.

2nd Board Member Swanson. Roll call vote all ayes motion carries.

No further new business Board Member McKinney makes a motion to adjourn Second Board Member Frantz. Adjourn 6:08 pm

Adjourn

Staff Summary

**4/1/2026
Agenda Item # B.2.**



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing Application 2026-1 A Request For A Maximum Impervious Coverage Variance Of Two Percent (2%) To Allow For A Maximum Impervious Coverage Of Seventy-two Percent (72%), A Two-foot (2') Screening Variance To Allow For Construction Of A Screen Enclosure Within Three-feet (3') Of The North Side Lot Line And A Five-foot (5') Buffer Yard Variance To Allow For A Trash Enclosure To Within Five-feet (5') Of The North Side Lot Line In The IN-3: Medical Hospital Facility Zoning District**

BACKGROUND: Buena Vista Regional Medical Center has purchased property north of the Medical Center near the intersection of Lochedem and Highview Drive. They are requesting a 2% (two-percent) maximum impervious coverage variance to allow for a maximum impervious coverage of 72% (seventy-two percent), a 3' (three) street side yard screening setback variance and a 5' (five) buffer yard setback variance in the IN-3 Medical Hospital Facility Zoning District to construct a medical clinic.

The new building will consist of a new medical clinic and a corridor that provides access for patients from the main Hospital building to the clinic, as well as parking for both the public using the clinic and some spaces for staff members. The existing parking lot will also be utilized.

The Clinic will have an enclosure on the north side of the building for the garbage dumpsters.

All Zoning districts limit the amount of area a building can take up on a lot as well as the total amount of hard surfaced area, which

includes the building and all the driveways, parking lots, and sidewalks. In the IN-2 Zoning District, the maximum building area allowed is 50% and the total hard surfaced area permitted is 70%. The building area is below the maximum allowed but when the other hard surfaces are figured in, they exceed this maximum by 2%. It is important to note that since the project is a completely new construction project, BVRMC is required to comply with the post-construction control ordinance, which regulates the amount of storm water runoff from the buildings and the hard-surfaced areas. These controls require that the amount of storm water generated cannot exceed the amount that was generated before the development, as well as having standards for removing items such as sediment from the storm water to improve the water quality as well. Even though the project is slightly above the maximum amount of hard-surfaced area, the storm water generated will not be able to exceed what was previously generated before the development for the designed rainfall event.

The trash enclosure set-back requirements are intended to visually screen certain uses from adjoining residential areas from institutional uses. This usually consists of a bufferyard and, for certain uses a screening fence or shrubs. In this particular case, BVRMC was required to provide a 10-foot bufferyard and a screening fence or hedge that can be no closer than 5-feet from the north property line since the Clinic use will be separated from the adjoining residential use by a street. BVRMC has requested a 3-foot variance for the fence setback to allow it to be within 2-feet of the north property line and a 5-foot bufferyard variance to allow the dumpster area to be within 5-feet of the north property line. BVRMC is requesting these variances since there is a minimum required space in the International Building Code between the new Clinic building and the existing Hospital. Additionally, there is a City sanitary sewer main located between the buildings and there is a change in grade that would create an issue with ADA accessibility between the two buildings, since the Hospital is lower than the clinic site. The proposed passageway that connects the two buildings will be able to meet ADA requirements with the distance provided between the two structures and will limit the amount of structure located on top of the City sanitary sewer main. The area of the dumpster enclosure will mostly front up on the street intersection and not be directly in front of the dwellings across the road.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

On Page 59, Goal 1 states: "Support and expand the City's existing economic base." "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

POTENTIAL FINDINGS: In order to approve a variance, the applicant must provide information to the Board of Adjustment regarding the requirements of Article 1209(c) 1,a,b,c,d e, and f, as modified, by The State of Iowa HF 652. As listed below.

1) **The variance is not contrary to the public interest:** Approving this variance request would permit an important public institution to expand its services to the community as a whole.

2) **Owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property:**

The applicant's property has some unique challenges in that there is an existing sanitary sewer main running between the existing Hospital and the proposed Clinic addition. This limits how far the new addition can be placed to the south and in relationship to the sewer main and still allows future access to repair the sewer main and limits the potential damage to the foundations of the adjoining structures when repairs are made. Relocating the sanitary sewer would be very difficult to do because of existing grades. There is a difference in elevation between the existing structure and the new proposed structure. There is to be a connecting walkway between the Hospital and the new clinic. In order to maintain a walking surface slope that complies with ADA regulations, the building must be shifted to the north, which requires the north side setback variance request. There is a minimum spacing requirement in the International Building Code between the existing Hospital and the new addition that must be complied with. And lastly, the ability to reduce the impervious coverage on the site is affected by the desire to efficiently use property as efficiently as possible to preserve existing housing and by making it difficult to use alternative means of reducing hard surfaces by the use of pervious pavers, which can at times pose issues for mobility challenged individuals due to shifts caused by freezing and thawing.

3) **The Spirit of the ordinance shall be observed and substantial justice done:**

The intention of having setback and impervious coverage requirements is to protect the adjoining owners and the public in general from having conflicts arising from differing uses and potential detrimental affects from one property to another. The proposed request will not negatively impact the public based on the limited scope of the request to the overall project and by other controls required by the City Code, such as storm water regulations.

HF 652 clarifies that the owner who applies for this type of variance must also prove the following:

1) **The practical difficulties faced are unique to the property at issue and not self-created:** Due to the topography of the building

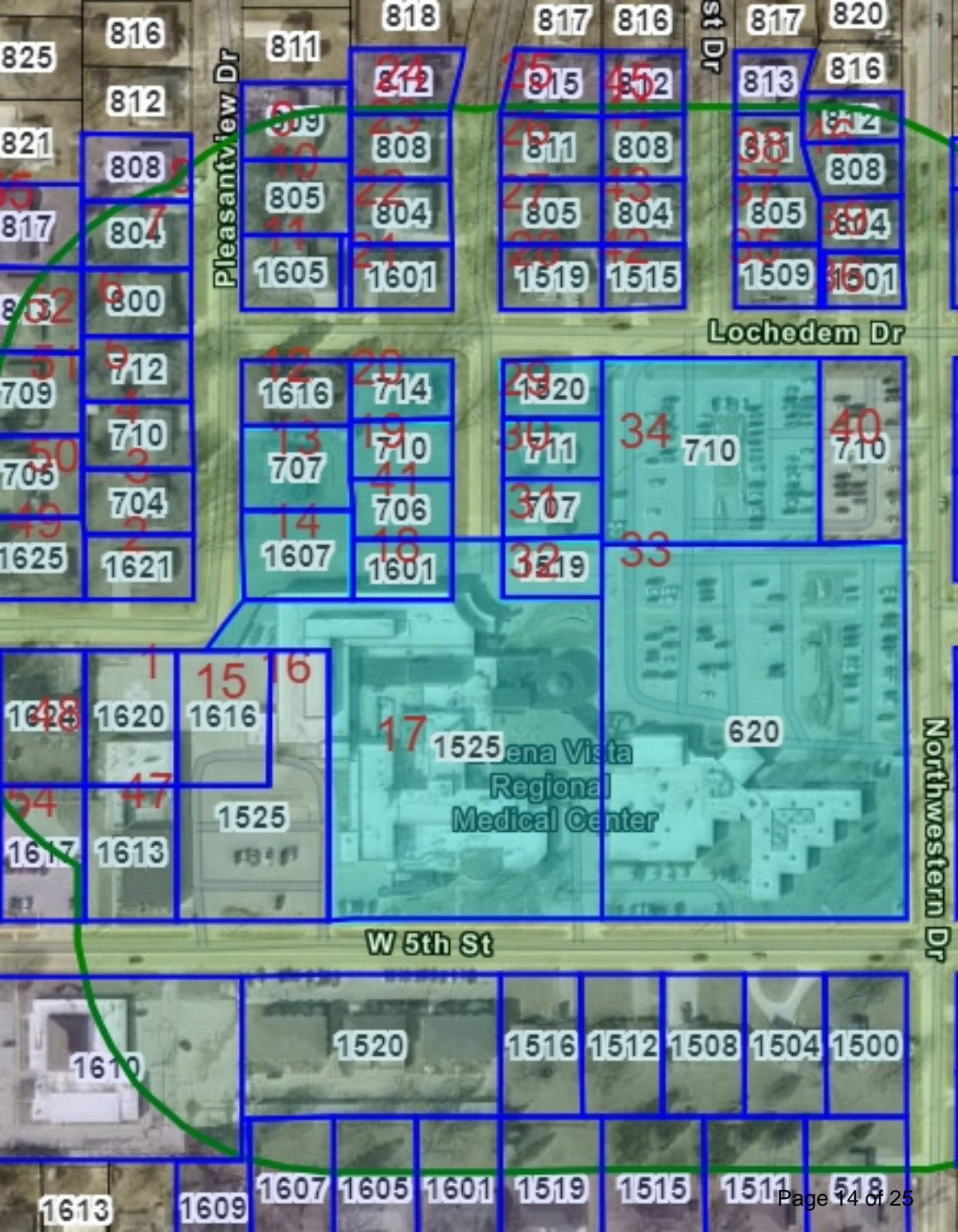
site and the clientele the facility serves, and existing City infrastructure, moving the building further away from the lot line will negatively impact the accessibility to the building as will attempting to reduce the impervious coverage by utilizing pervious pavers to limit hard surface area, especially in light of their requirement to control storm water runoff.

2) Granting the variance will not significantly alter the essential character of the surrounding neighborhood: The request for setback variances for the north side of the property is limited to a trash storage area and a brick screen wall that are of a very limited area of the building. The vast majority of the building meets all setbacks and the area in question for the reduced setbacks is separated by a street and partially fronts up at the intersection of two streets and not the front of a dwelling. The request for an impervious coverage variance is offset by the requirements in the City Code, which will mandate that the finished building site controls the run-off from specific rain events to no more than the run-off generated by the property prior to the construction of the building and requires improvement in water quality of the storm water going to the Lake.

RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing.

ATTACHMENTS:

1. BVRMC Map
2. Notice to Paper BOA 2026-1
3. Application 2026-1





**NOTICE OF PUBLIC HEARING FOR PUBLICATION
BOARD OF ADJUSTMENT
CITY OF STORM LAKE**

File number: **2026-1**

Date: Wednesday, April 1, 2026

A petition for a maximum impervious coverage variance of two percent (2%) to allow for a maximum impervious coverage of seventy-two percent (72%), a two-foot (2') screening variance to allow for construction of a screen enclosure within three feet (3') of the north side lot line and a five-foot (5') buffer yard variance to allow for a trash enclosure to within five feet (5') of the north side lot line in the IN-3: Medical Hospital Facility Zoning District as applied to the properties located at parcel 1404131003, parcel 1404131007, 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive, and 1520 Lochedem Drive and legally described as:

Lot Four (4) and the South Half (S 1/2) of Lot Three (3), Block Two (2), Third Pleasant View Addition

Lot Four (4), Block Three (3), in the First Pleasant View Addition

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3), Block Four (4) Lot Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

A public hearing will be held by the Board of Adjustment on April 1, 2026 at 5:15 pm at which time you may appear, if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed Variance requests. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 816 1811 4187, or by Computer: <https://us06web.zoom.us/j/81618114187>**

Respectfully submitted,

Scott Olesen
Zoning Administrator

Variance Application


03/04/2026 3:46 PM (CST)



The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The legal description and local address of the property.
- The request will be heard by the Board of Adjustment.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$150.00 is required at the time of application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Property Owner First Name	Rob
Property Owner Last Name	Colerick
Business Name	Buena Vista Regional Medical Center
Owner Address	1525 West Fifth Street
Owner City	Storm Lake
Owner State	Iowa
Owner ZIP Code	50588
Phone Number	712-732-4030
Email Address	colerick.rob@bvrmc.org
Property Address	1525 West Fifth Street
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Lots 1,2,&3 Block 2 and Lots 1,2,&3 Block 3, Storm Lake Corp, Hayes 1st Pleasant View
Current Zoning District	IN-3-Hospital Medical Facilities
Click to view City Zoning Code and set back requirements	
Front Yard Required Set Back	20
Front Yard Proposed Set Back	370
Height Allowed	65
Height Proposed	31

Street Side Yard Required Set Back	20
Street Side Yard Proposed	640
Rear Side Yard Required Set Back	20
Rear Side Yard Proposed	20
Current Building Coverage	0
Building Coverage Proposed	36
Current Impervious Coverage	0
Impervious Coverage Proposed	72
Other Requests	A two-foot variance for the construction of a screen enclosure to within three feet of the north side lot line, and a five-foot variance to the 10 foot required buffer yard for a trash enclosure to within five-feet of the north side lot line.
Principle Use	Hospital Clinic building
Accessory Use	N/A
Maps and Drawings	 C3.01 SITE PLAN - VARIANCE REQUEST (004).pdf

City of Storm Lake Use

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Date 03/04/2026

Thank you for contacting us. We have received your message and appreciate you reaching out.

Have a great day!

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____

Staff Summary

**4/1/2026
Agenda Item # B.3.**



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2026-1: A Request For A Maximum Impervious Coverage Variance Of Two Percent (2%) To Allow For A Maximum Impervious Coverage Of Seventy-two Percent (72%), A Two-foot (2') Screening Variance To Allow For Construction Of A Screen Enclosure Within Three-feet (3') Of The North Side Lot Line And A Five-foot (5') Buffer Yard Variance To Allow For A Trash Enclosure To Within Five-feet (5') Of The North Side Lot Line In The IN-3: Medical Hospital Facility Zoning District**

BACKGROUND: Buena Vista Regional Medical Center has purchased property north of the Medical Center near the intersection of Lochedem and Highview Drive. They are requesting a 2% (two-percent) maximum impervious coverage variance to allow for a maximum impervious coverage of 72% (seventy-two percent), a 3' (three) street side yard screening setback variance and a 5' (five) buffer yard setback variance in the IN-3 Medical Hospital Facility Zoning District to construct a medical clinic.

The new building will consist of a new medical clinic and a corridor that provides access for patients from the main Hospital building to the clinic, as well as parking for both the public using the clinic and some spaces for staff members. The existing parking lot will also be utilized.

The Clinic will have an enclosure on the north side of the building for the garbage dumpsters.

All Zoning districts limit the amount of area a building can take up on a lot as well as the total amount of hard surfaced area, which includes the building and all the driveways, parking lots, and sidewalks. In the IN-2 Zoning District, the maximum building area allowed is 50% and the total hard surfaced area permitted is 70%. The building area is below the maximum allowed but when the other hard surfaces are figured in, they exceed this maximum by 2%. It is important to note that since the project is a completely new construction project, BVRMC is required to comply with the post-construction control ordinance, which regulates the amount of storm water runoff from the buildings and the hard-surfaced areas. These controls require that the amount of storm water generated cannot exceed the amount that was generated before the development, as well as having standards for removing items such as sediment from the storm water to improve the water quality as well. Even though the project is slightly above the maximum amount of hard-surfaced area, the storm water generated will not be able to exceed what was previously generated before the development for the designed rainfall event.

The trash enclosure set-back requirements are intended to visually screen certain uses from adjoining residential areas from institutional uses. This usually consists of a bufferyard and, for certain uses a screening fence or shrubs. In this particular case, BVRMC was required to provide a 10-foot bufferyard and a screening fence or hedge that can be no closer than 5-feet from the north property line since the Clinic use will be separated from the adjoining residential use by a street. BVRMC has requested a 3-foot variance for the fence setback to allow it to be within 2-feet of the north property line and a 5-foot bufferyard variance to allow the dumpster area to be within 5-feet of the north property line. BVRMC is requesting these variances since there is a minimum required space in the International Building Code between the new Clinic building and the existing Hospital. Additionally, there is a City sanitary sewer main located between the buildings and there is a change in grade that would create an issue with ADA accessibility between the two buildings, since the Hospital is lower than the clinic site. The proposed passageway that connects the two buildings will be able to meet ADA requirements with the distance provided between the two structures and will limit the amount of structure located on top of the City sanitary sewer main. The area of the dumpster enclosure will mostly front up on the street intersection and not be directly in front of the dwellings across the road.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

On Page 59, Goal 1 states: "Support and expand the City's existing economic base." "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

POTENTIAL FINDINGS:

n order to approve a variance, the applicant must provide information to the Board of Adjustment regarding the requirements of Article 1209(c) 1,a,b,c,d e, and f, as modified, by The State of Iowa HF 652. As listed below.

1) **The variance is not contrary to the public interest:** Approving this variance request would permit an important public institution to expand its services to the community as a whole.

2) **Owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the**

property: The applicant's property has some unique challenges in that there is an existing sanitary sewer main running between the existing Hospital and the proposed Clinic addition. This limits how far the new addition can be placed to the south and in relationship to the sewer main and still allows future access to repair the sewer main and limits the potential damage to the foundations of the adjoining structures when repairs are made. Relocating the sanitary sewer would be very difficult to do because of existing grades. There is a difference in elevation between the existing structure and the new proposed structure. There is to be a connecting walkway between the Hospital and the new clinic. In order to maintain a walking surface slope that complies with ADA regulations, the building must be shifted to the north, which requires the north side setback variance request. There is a minimum spacing requirement in the International Building Code between the existing Hospital and the new addition that must be complied with. And lastly, the ability to reduce the impervious coverage on the site is affected by the desire to efficiently use property as efficiently as possible to preserve existing housing and by making it difficult to use alternative means of reducing hard surfaces by the use of pervious pavers, which can at times pose issues for mobility challenged individuals due to shifts caused by freezing and thawing.

3) **The Spirit of the ordinance shall be observed and substantial justice done:** The intention of having setback and impervious coverage requirements is to protect the adjoining owners and the public in general from having conflicts arising from differing uses and potential detrimental affects from one property to another. The proposed request will not negatively impact the public based on the limited scope of the request to the overall project and by other controls required by the City Code, such as storm water regulations.

HF 652 clarifies that the owner who applies for this type of variance must also prove the following:

1) The practical difficulties faced are unique to the property at issue and not self-created: Due to the topography of the building site and the clientele the facility serves, and existing City infrastructure, moving the building further away from the lot line will negatively impact the accessibility to the building as will attempting to reduce the impervious coverage by utilizing pervious pavers to limit hard surface area, especially in light of their requirement to control storm water runoff.

2) Granting the variance will not significantly alter the essential character of the surrounding neighborhood: The request for setback variances for the north side of the property is limited to a trash storage area and a brick screen wall that are of a very limited area of the building. The vast majority of the building meets all setbacks and the area in question for the reduced setbacks is separated by a street and partially fronts up at the intersection of two streets and not the front of a dwelling. The request for an impervious coverage variance is offset by the requirements in the City Code, which will mandate that the finished building site controls the run-off from specific rain events to no more than the run-off generated by the property prior to the construction of the building and requires improvement in water quality of the storm water going to the Lake.

RECOMMENDATION: Review and approve Application 2026-1.

ATTACHMENTS:

1. Notice to Paper BOA 2026-1
2. BVRMC Map
3. Application 2026-1



**NOTICE OF PUBLIC HEARING FOR PUBLICATION
BOARD OF ADJUSTMENT
CITY OF STORM LAKE**

File number: **2026-1**

Date: Wednesday, April 1, 2026

A petition for a maximum impervious coverage variance of two percent (2%) to allow for a maximum impervious coverage of seventy-two percent (72%), a two-foot (2') screening variance to allow for construction of a screen enclosure within three feet (3') of the north side lot line and a five-foot (5') buffer yard variance to allow for a trash enclosure to within five feet (5') of the north side lot line in the IN-3: Medical Hospital Facility Zoning District as applied to the properties located at parcel 1404131003, parcel 1404131007, 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive, and 1520 Lochedem Drive and legally described as:

Lot Four (4) and the South Half (S 1/2) of Lot Three (3), Block Two (2), Third Pleasant View Addition

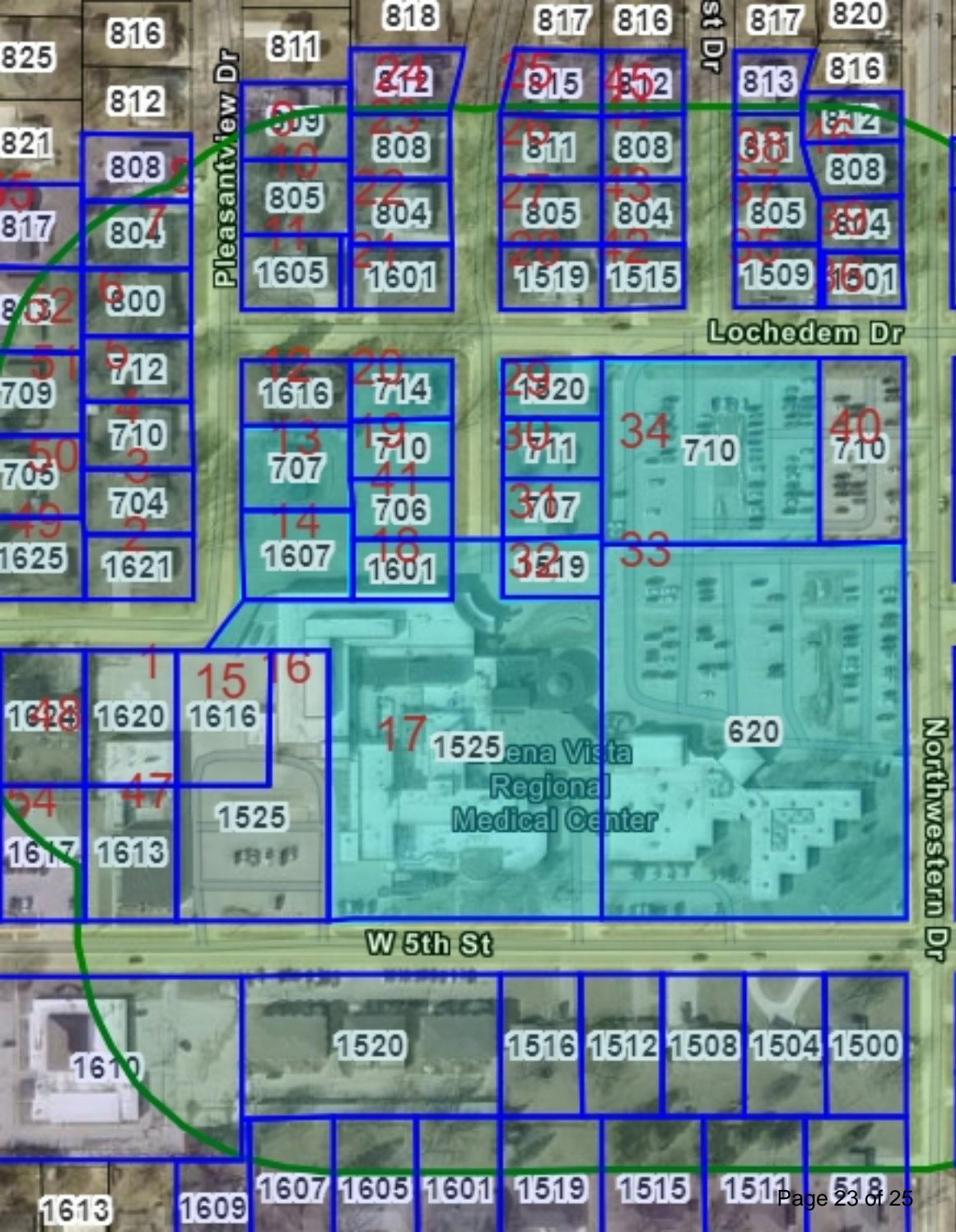
Lot Four (4), Block Three (3), in the First Pleasant View Addition

Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3), Block Four (4) Lot Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa

A public hearing will be held by the Board of Adjustment on April 1, 2026 at 5:15 pm at which time you may appear, if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed Variance requests. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 816 1811 4187, or by Computer: <https://us06web.zoom.us/j/81618114187>**

Respectfully submitted,

Scott Olesen
Zoning Administrator



Pleasantview Dr

St Dr

Lochedem Dr

W 5th St

Northwestern Dr

1525ena Vista Regional Medical Center

Variance Application


03/04/2026 3:46 PM (CST)



The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The legal description and local address of the property.
- The request will be heard by the Board of Adjustment.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$150.00 is required at the time of application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Property Owner First Name	Rob
Property Owner Last Name	Colerick
Business Name	Buena Vista Regional Medical Center
Owner Address	1525 West Fifth Street
Owner City	Storm Lake
Owner State	Iowa
Owner ZIP Code	50588
Phone Number	712-732-4030
Email Address	colerick.rob@bvrmc.org
Property Address	1525 West Fifth Street
City	Storm Lake
State	Iowa
ZIP Code	50588
Brief Legal Description	Lots 1,2,&3 Block 2 and Lots 1,2,&3 Block 3, Storm Lake Corp, Hayes 1st Pleasant View
Current Zoning District	IN-3-Hospital Medical Facilities
Click to view City Zoning Code and set back requirements	
Front Yard Required Set Back	20
Front Yard Proposed Set Back	370
Height Allowed	65
Height Proposed	31

Street Side Yard Required Set Back	20
Street Side Yard Proposed	640
Rear Side Yard Required Set Back	20
Rear Side Yard Proposed	20
Current Building Coverage	0
Building Coverage Proposed	36
Current Impervious Coverage	0
Impervious Coverage Proposed	72
Other Requests	A two-foot variance for the construction of a screen enclosure to within three feet of the north side lot line, and a five-foot variance to the 10 foot required buffer yard for a trash enclosure to within five-feet of the north side lot line.
Principle Use	Hospital Clinic building
Accessory Use	N/A
Maps and Drawings	 C3.01 SITE PLAN - VARIANCE REQUEST (004).pdf

City of Storm Lake Use

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Date 03/04/2026

Thank you for contacting us. We have received your message and appreciate you reaching out.

Have a great day!

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____