

Amana Colonies Land Use District Historic Preservation Commission
Minutes of the Special Meeting
September 8, 2022 6:30 p.m.
via Zoom link

- I. Call Meeting to Order: Amana Colonies Land Use District Historic Preservation Commission Vice Chair Jeff Conquest called the meeting to order at 6:47 PM. Present via Zoom: Conquest, Nathan Smith and Betsy Momany. Alex Momany and Elisha Presson-TePoel were unable to participate.
- II. Set Agenda: Smith made a motion to approve the agenda as presented. Second by B. Momany. Motion carried unanimously.
- III. Discussion/Action on the following permit applications in a Historic Preservation Zoning District:
 - a. 2022-096. ASI dba Amana Furniture Shop / 724 48th Ave Amana / HP-C. A vehicle was accidentally driven into side of building. Replace existing damaged vinyl window with a new double entrance door. Replaced damaged bricks in existing single doorway with same color bricks as currently used on building. Flower planter to be removed and a new threshold and sidewalk installed that will provide an ADA accessible entrance. After discussion Smith made a motion to approve the application as presented. Second by B. Momany. Motion carried unanimously. It should be noted that Bruce Trumpold was present at the meeting.
 - b. 2022-097. Louis and Jan Caspers (formerly Touch of Home B & B). / 621 45th Ave Amana / HP-C. Change of Use application to go from a Bed and Breakfast (Touch of Home B & B) to quantity two rental apartments (multi-family dwelling). Discussion centered around a reading of ordinance 31.36.060(c) which stated that the allowance for multi-family dwellings in HP-R also applies to HP-C. It was also noted that multi-family dwelling must have a minimum of 20,000 sq ft of lot space to conform. Louis Caspers indicated that he owns three contiguous lots upon which building stands. Subsequent research by B. Momany confirmed that the sum of the three lots was 23,000 sq ft. B. Momany then made a conditional motion to approve the request for a Change of Use. The conditional approval is that if in the future any of the three land parcels are broken off and sold separately, then the property at 621 45th Ave Amana can no longer be used as a multi-family dwelling. Second by Smith. Motion passed unanimously. It should be noted that both Louis and Jan Caspers were present at the meeting.
- IV. Adjourn: B. Momany made a motion to adjourn and it was seconded by Smith. Motion carried unanimously. The meeting was adjourned at 7:01 PM.

Members of the Historic Preservation Commission were appointed by the Amana Colonies Land Use District Board of Trustees pursuant to Chapter 303, Code of Iowa, and Chapter 21.00 of the Land Use Plan. Members of the Historic Preservation Commission are resident electors of the Amana Colonies Land Use District and are qualified by interest in, knowledge or experience in matters pertaining to the history, and culture of the Amana Colonies. All Amana Colonies Land Use District Historic Preservation Commission meetings are open to the public and the public is encouraged to attend the meetings.