

Amana Colonies Land Use District
Minutes of the Regular Meeting
January 9, 2023 - 7:00 p.m.
At the Amana Colonies Land Use District office
And via Zoom link

- I. Call Meeting to Order. Amana Colonies Land Use District Board of Trustees President Joe Parcell called the regular meeting of the Board of Trustees to order at 7:00 p.m. Present in person: Parcell, Bruce Trumpold, Tyler Stockman, Norine Magee, Moses de los Santos, Peter Hoehnle and Lynn Trumpold.
- II. Set Agenda. B. Trumpold noted that the agenda needed to be modified so that the Board could formally vote on Resolution 2023-01. This resolution involved removing Laura Kay Sheely from the list of potential check signees at U.S. Bank and adding Joe Parcell. Modification was added to agenda at VII (b). Motion by Hoehnle to accept the agenda as modified. Second by Magee. Motion carried unanimously.
- III. Review/Approve both December 12, 2022 Public Hearing minutes and December 12, 2022 BOT Meeting minutes. Motion to approve the Public Hearing minutes by de los Santos. Second by Stockman. Motion carried unanimously. Motion to approve the BOT Meeting minutes by Hoehnle, second by Magee. Motion carried unanimously.
- IV. Welcome visitors and allow citizens to speak on items not on the agenda. No one spoke.
- V. Discussion/Action on the following permit applications in a Historic Preservation District:
 - a. 2022-117. Victoria Kirby - McKenzie Construction / 4516 220th Trail Amana – Popcorn Shop / HP-C / Replace quantity 17 existing double hung windows with new Heartland vinyl. Quan 14 are 28" x 56" 9/6. Quan 3 are 28" x 46" 6/6. After discussion de los Santos made a motion to approve the application as presented. Second by Magee. Motion passed with naye by Hoehnle. A Certificate of Approval was generated. It should be noted that Mr. McKenzie was not present at the meeting to answer questions.
 - b. 2022-118. Justin Cohanim – Millstream Brewery / 835 48th Ave Amana / HP-I / Install a 32' - 2" tall by 10' diameter malt storage bin sitting on a 12' x 12' concrete slab on the north side of the building. After discussion L. Trumpold made a motion to approve the application as presented. Second by Stockman. Motion carried unanimously. A Certificate of Approval was generated. It should be noted that Justin Cohanim was present at the meeting to answer questions.
 - c. 2022-119. Rosemarie Geiger (PoA Stuart Geiger), Harold Pitz (PoA Lauren Pitz-Fortune), Lauren Pitz-Fortune / 715 13th Ave High Amana / HP-R. Owners issued a Change of Use application. An individual that would potentially purchase the property wants it to be rental property that the owner would not live in. They felt that a "rooming house" was the closest match from the ACLUD ordinances to the intended usage. This house is already laid out as and has been used for years as a duplex, with dual kitchens and bathrooms. After discussion B. Trumpold made a motion that no Change of Use permit

was required to (potentially) rent the property, as long as the property was only used for long term rentals (tenant(s) there longer than 30 days). Second by L. Trumpold. Motion carried unanimously. It should be noted that both Stuart Geiger and Lauren Pitz-Fortune (via Zoom) were present at the meeting to answer questions.

VI. Discussion/Action on the following permit applications which are not in a Historic District:

- a. 2023-001. Wayne Gregg / 710 38th Ave Amana / R-1 / Modify south end of existing house/garage to attach a 40' wide x 60' long shop. After discussion B. Trumpold made a motion to table the discussion until Wayne has provided "to scale" plan and elevation drawings showing an accurate rendition of how house frame and roof will tie into a new shop frame/roof. Second by Magee. Motion carried unanimously. It should be noted that Wayne Gregg was present at the meeting to answer questions.

- b. 2023-002. Jason Miller / lot at northeast corner of the intersection of 44th Ave and V St in Homestead / C-1 / Build a 48' wide x 72' long x 20' tall metal building used to house the Courts Fore Sports business. 3/12 pitch. Four windows 9/6. Grey building / black roof / black doors and windows / black wainscoting all around building. Six overhead doors. After discussion B. Trumpold made a motion to table the discussion until Jason has provided accurate site plan and elevation drawings showing a rendition of how new building would look on the lot. Second by de los Santos. Motion carried unanimously. It should be noted that Jason Miller was present at the meeting to answer questions.

VII. Other Business.

- a. Discussion/Action: Review of the FY2023 – 2024 ACLUD Budget. Administrator provided a budget worksheet that showed current actual expenditures for last six months, projected expenditures for next six months, and suggested budget line items for the FY2023 – 2024 ACLUD Budget. After discussion the consensus was that the line items appeared reasonable to the group. The Administrator will now use those line items as input at the Iowa Department of Management website to establish the formal budget.

- b. Discussion/Action: B. Trumpold made a motion that Resolution 2023-01 be approved. The resolution involves removing Laura Kay Sheely from the list of potential check signees at U.S. Bank and adding Joe Parcell. Second by L. Trumpold. Motion carried unanimously.

- VIII. Review/Approve January Disbursements Report. Motion to approve by L. Trumpold. Second by Hoehnle. Motion carried unanimously.
- IX. Review/Approve December Treasurer's Report. Motion to approve by Stockman. Second by Magee. Motion carried unanimously.
- X. President's Report. No report issued.
- XI. Administrator's Report. 1) Administrator provided data regarding application activity in December. 2) December Hotel/Motel Taxes Pledged Document attached. 3) Had a review of current ordinance enforcement activity. 4) Administrator wished to discuss deadlines to be applied to getting permit applications and new agenda items to the ACLUD office. After discussion the general consensus was at close of business on the Tuesday before the following week's HPC meeting (for HP applications) and close of business on the Tuesday before the following week's BOT meeting (for non – HP applications). To allow time to get these agendas to the Amana Society Bulletin printshop by their deadline (Tuesday), Administrator will consider close of business as 5 pm on those Tuesdays. Then agendas can still be sent to printshop after 5 pm.
- XII. Adjourn. There was a motion to adjourn the meeting by L. Trumpold, second by Stockman. Motion carried unanimously. The meeting was adjourned at 8:59 p.m.

Joe Parcell, ACLUD BOT President

Richard Budde, Administrator and Clerk

The Amana Colonies Land Use District Board of Trustees was established and its members duly elected in accordance with the provisions of Chapter 303, Code of Iowa, subsections 303.41 through 303.68. All activities of the Board of Trustees in exercising its corporate authority including the election of officers, meetings and public hearings, expenditure of funds, appointment of Boards and employees are public records, and are in accordance with the provisions of Chapter 303, Code of Iowa.

All Amana Colonies Land Use District Board of Trustees meetings are open to the public and the public is encouraged to attend the meetings.