

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**April 23, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Dennis Keatley	Present	12/31/2013
	Steve Weymiller	Absent	12/31/2014
	Gwen Brainard	Absent	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Wallerer made a motion to approve the Agenda as presented. Keatley seconded. MCU.

Keatley made a motion to approve the minutes of December 4, 2013. Wallerer seconded. MCU.

**Public Hearings**

1. Troendle, Randy and Patti: – Variance request - Reduce front yard setback from 40 feet to 15 feet at Lot 1, NW SE and Lot 1, NE SW, Section 25, T99N, R4W, Highway 9, Lansing, IA.

Blake presented the Staff Report. Troendle's want to build new house and shed closer to front lot line to allow them to be further distant from the flood plain on the lot. Discussion was held regarding the septic, placement of fill and site plan. Blake recommended approving the variance due to proximity to flood plain. Keatley made a motion to approve the variance as requested for the construction of a house and shed, in accordance with site plan. Wallerer seconded. MCU.

Keatley made a motion to retain officers, (Pratte – Chair and Wallerer – Vice Chair) Wallerer seconded, MCU.

Blake advised that another application for a conditional use had been received and a new meeting date needed to be set. Consensus to set the hearing date for May 14<sup>th</sup>, 2014 at 4:30 PM.

Wallerer made a motion to adjourn. Keatley seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**May 14, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Dennis Keatley	Present	12/31/2013
	Steve Weymiller	Present	12/31/2014
	Gwen Brainard	Present	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Weymiller made a motion to approve the Agenda as presented. Wallerer seconded. MCU.

Keatley made a motion to approve the minutes of April 23, 2013. Wallerer seconded. MCU.

**Public Hearings**

1. Verizon Wireless, Selective Site Consultants: – Conditional Use permit to allow construction of a Communications (Cell) Tower to be built in the A1 zone in Section 10 east of Highway 26, T100N, R4W, Allamakee County, IA. Site address of 2903 Highway 26, New Albin, IA. Blake presented a staff report regarding the application. After the hearing was set it was found and communicated to Blake that the Historic Preservation and Cultural Resources study had not be completed yet. Blake advised that if the Board felt that they needed this information to conclude that the tower did not impact the area negatively they could rule the application as incomplete until that information was provided. Rex Currie, representative from Selective Site consultants was present and answered questions regarding the position and design of the tower. David Anderson advised the Board that he had contacted SHPO (State Historic Preservation Organization) regarding the site and tower application. He informed the board of the many historic elements of the immediate area, advising that it was a very sensitive area. Steve Weymiller... Feel this is the best location (on this property) for this tower, being it is located amongst silo’s and other agricultural buildings, yet is not within fall distance of a residence. Pratte... The Board is in a difficult position. The county residents and travelers need improved services but don’t want to impact the area negatively. I don’t feel we have all of the information we need to make an informed decision. Rex Currie...I don’t want to diminish valid impact concerns, however, people demand wireless broadband technology and towers are sited based upon evaluation of network and where the signal would be best provided. If an existing tower is available, it would be the companies first choice. Tourism is important to this area and this service is important to the tourists traveling in the area. Wallerer asked Chairperson Pratte to offer the applicant the opportunity to complete the application to include the State Historic

Preservation Organization report. Pratte... We have a person that wants to comment (Ric Zarwell). Zarwell... These towers kill many birds. 50+ Sand Hill Cranes have been viewed on this (Dilbert) farm. Proliferation of these towers should be a concern of this Board. Companies should cooperate and build one tower to serve the area. The Fish and Wildlife has to sign off on these proposals. There are 2 active eagles nests near this site. Pratte... Well, we do not have the Historic Preservation and Cultural Resources Impact report and the Board needs this. Brainerd... We also need evidence that co-locating on the New Albin tower will not work for Verizon (this applicant.) Brainerd made a motion to determine the application as incomplete and that the SHPO report regarding impacts and an engineering review of the feasibility of co-locating on an existing tower in New Albin would complete the application. Keatley seconded. MCU.

2. Allamakee County Conservation, allow required parking to be located on public right of way for a Visitor's Center to be located on Lot A of G and Lot 3, Section 33, T99N, R3W (parcel at the intersection of Columbus Road and Great River Road, Lansing, IA.)

Blake presented his staff report regarding the request. Blake noted that the Conservation Board had reworked the plan and is now providing some parking on-site and the off-site parking was designed by an engineer to safety standards. Also, bus parking and a turn around were being provided at a nearby site, alleviating some of the concern regarding buses blocking the road. Jim Jannet with Allamakee County conservation presented the plan to the Board and public. Discussion was held regarding the design of the parking. Brian Ridenour commented that the new design met AASHTO standards and had no objection to the plan as submitted. Blake advised that some property owners on Columbus road were concerned about people parking on, or in front of, their property. Jannet and the county engineer agreed that any complaints would be reviewed and action taken to resolve any valid concerns. Walleser made a motion to approve the requested variance, finding that the site is too small to allow it to be developed if all required parking was to be provided on-site. Weymiller seconded. MCU.

Blake advised that another application had been received and a new meeting date needed to be set. Consensus to set the hearing date for June 4th, 2014 at 4:30 PM.

Keatley made a motion to adjourn. Weymiller seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**June 4, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Steve Weymiller	Present	12/31/2014
	Gwen Brainard	Absent	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017
	Dennis Keatley	Present	12/31/2018

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Weymiller made a motion to approve the Agenda as presented. Keatley seconded. MCU.

The minutes of May 14, 2014 were tabled until next meeting.

**Public Hearings**

1. Denis and Marlene Welch: – Variance application to allow a garage addition to the residence to be located within the required rear yard setback. Blake gave a staff report regarding the request, noting that the lot lines are very close to the existing structure and the new garage addition will be located approximately 8 feet from the rear lot line. The lot was shallow enough that any addition could not be built without violating the front or rear yard setbacks. Blake recommended a variance be granted because the lot is a legal non-conforming lot and is not buildable without a variance. Welch’s stated their need for a variance so that they could build a suitable garage addition. Wallerer made a motion to make a finding of an unnecessary hardship and approve the variance request, allowing a garage addition to be placed up to 8 feet from the rear lot line. Weymiller seconded. MCU.
2. Blake Family Partnership, 427 Bear Creek Drive, Dorchester, Iowa, Request for a conditional use permit to allow a campground for family members be permitted on the farmstead site. Blake presented a staff report, noting that he is part owner of the partnership and, as such, will present the application and supporting information, but will not issue a recommendation or opinion regarding the application. Aerials of the site, including flood plain were reviewed. County Engineer was contacted and had no objection to the requested use. Since there will be no water or sewer service, Environmental Health Officer Moody had no objection to the request. Wallerer made a motion to approve the conditional use upon the condition that recreational vehicles/campers be kept out of the 100 year flood plain. Motion died for lack of second.

Keatley made a motion to approve request, finding that it is compatible with surrounding property and finding of no negative impacts. Weymiller seconded. MCU.

3. Old East Paint Creek Lutheran Church, 1799 Elon Road, Waukon, IA,; Request for a variance from the front and rear yard setbacks, allowing an addition to the church to be built 20 feet from the front lot line (right of way) and 5 feet from the rear lot line (cemetery). Blake presented a staff report regarding the property and plans for development. There was a discussion of traffic concerns and parking on the highway right of way. It was noted that there was sufficient off-street parking for the permitted use (church). The lot is a legal non-conforming lot in that it is very shallow and any addition to the existing church could not be built without violating setbacks. Placing a separate building a distance from the existing structure could be achieved without a variance, however the function of the building addition would not work well if it is separate from the existing church. Also, the plans will alleviate some current issues regarding sanitary sewer facilities. Walleser made a motion to approve. Keatley seconded. MCU.

Walleser made a motion to adjourn. Weymiller seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**July 16, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Steve Weymiller	Present	12/31/2014
	Gwen Brainard	Present	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017
	Dennis Keatley	Absent	12/31/2018

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Wallerer made a motion to approve the Agenda as presented. Weymiller seconded. MCU.

Wallerer made a motion to approve the minutes of May 14, 2014 and June 4, 2014. Weymiller seconded. MCU.

**Public Hearings**

1. Robert Wallerer: – Variance application to allow principal structure be built that was not served by a means of access meeting the minimum standards (22' base width with an 80' diameter turnaround (over 200 feet in length).) Discussion was held regarding the site and access road, use of the parcel, etc. Tom Wallerer was present to answer questions regarding the application. Robert, Tom and another brother own the property, but Tom actively farms and lives on the property. Blake presented a staff report showing the structures and access location. The access is a field driveway (existing). Tom and brothers did not want to remove productive land to install a driveway. After further discussion regarding the use and ownership of the property, Tom decided to apply for the permit as landowner that qualified for an agricultural exemption from the access requirement. The variance application was withdrawn at that time

Wallerer made a motion to adjourn. Brainard seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**August 13, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Steve Weymiller	Absent	12/31/2014
	Gwen Brainard	Present	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017
	Dennis Keatley	Present	12/31/2018

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Wallerer made a motion to approve the Agenda as presented. Keatley seconded. MCU.

Wallerer made a motion to approve the July 16, 2014 minutes. Keatley seconded. MCU.

**Public Hearings**

1. Mark Boland, 1904 Blue Heron Lane, Lansing, IA – Variance application to allow principal structure be built 20 feet from the front right of way/property line when 25 feet is required. Blake presented a staff report showing the structures, surrounding property owners and responses from those property owners within 500 feet of the parcel. The property owner had applied for and been issued a building permit that showed the setback as 25 feet. During a recent drive by inspection, Blake noted that the structure and deck were closer to the road than shown on the plans. Notice of violation was mailed and Blake met on site with owner. The plat and aerial did not agree with location of lot line and after measuring from neighboring properties, owner agreed that the house was less than 25 feet to the front property line. He then applied for a variance to allow his structure to remain as built. Blake believes the applicant was honest and believed he had located the structure correctly. The small lots in the area has led to many variances being granted in the area and most structures are non-conforming. Due to the location of the septic system forcing the house to be located as near to the front line as possible, the nature of the area and how Boland’s house is consistent with the location of other houses in the block, Blake recommended approval. Discussion of the structure, construction and how the error occurred was discussed with the owner. All property owners within 500 fee recommended approval of the variance. Due to the small size of the lot and the location of the existing septic system, Brainerd made a motion to approve the request. Keatley seconded. MCU.

New Business: Blake advised that another application has been submitted and asked the Board to establish a date for the next meeting. Consensus obtained to set the next meeting date at 4:30 PM on September 17, 2014.

Weymiller made a motion to adjourn. Keatley seconded. MCU.

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Thomas Blake, Zoning Administrator



**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**September 17, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Steve Weymiller	Present	12/31/2014
	Gwen Brainerd	Present	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017
	Dennis Keatley	Present	12/31/2018

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Weymiller made a motion to approve the Agenda as presented. Wallerer seconded. MCU.

**Public Hearings**

1. Tim Read: 1803 Trophy Run Lane, Harpers Ferry, IA – Variance application to allow principal structure be built 13 feet from the front right of way/easement line when 40 feet is required and 24 feet from the rear property line where 30 feet is required. Blake presented a staff report showing the structures and right of way location, surrounding property owners and responses from those property owners within 500 feet of the parcel. The property did have a restrictive covenant on the property that did not allow any new building on the property. The applicant (Read) asked the home owners association to lift that restrictive covenant. Blake advised that a document has been recorded that indicated that the Association has approved allowing the sheds as requested and an addition onto the main structure (not requested at this time. Blake advised that the lot cannot be built upon without a variance due to the shallowness of the lot. All of the existing buildings are legal, non-conforming structures. Blake advised that the largest part of the lot was steep and did not have good access to the roadway. Due to the issues with the lot layout and topography, Blake recommended that request be approved. Board members discussed the request and not wanting to be having another variance request in the future. Weymiller made a motion to approve, citing that the owner had no other building option. Keatley seconded. Ayes: Weymiller, Keatley. Nays: Wallerer, Brainerd, Pratte. Motion Fails. Discussion was held regarding not allowing additional buildings/variances for the site. Weymiller made a motion to approve the request upon the condition that no future variances will be granted for any construction on the site. Ayes: Weymiller, Keatley, Pratte Nays: Wallerer, Brainerd. Motion Carried.
2. Gary Thorson, 2713 High View Lane, New Albin, IA – Appeal of administrators decision that his use is illegal or to approve his use as a Bed and Breakfast. Blake presented staff report detailing history of parcel use, notices to property owner and site inspections. Blake advised that Thorson has indicated that he may want to withdraw his application

and submit a zoning change instead, but Blake does not have that in writing. Thorson was not present. Blake recommended the board act on the request since the application was filed and no written withdrawal has been received. Board discussed situation with adjoining property owners. Walleser made a motion to deny the request filed by Gary Thorson, ruling that the Zoning Administrator's ruling is correct, the use is multi-family and is not allowed in the zoning district for this property. Brainerd seconded. MCU.

Weymiller made a motion to adjourn. Keatley seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**September 17, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Steve Weymiller	Present	12/31/2014
	Gwen Brainerd	Present	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017
	Dennis Keatley	Present	12/31/2018

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Weymiller made a motion to approve the Agenda as presented. Wallerer seconded. MCU.

**Public Hearings**

1. Tim Read: 1803 Trophy Run Lane, Harpers Ferry, IA – Variance application to allow principal structure be built 13 feet from the front right of way/easement line when 40 feet is required and 24 feet from the rear property line where 30 feet is required. Blake presented a staff report showing the structures and right of way location, surrounding property owners and responses from those property owners within 500 feet of the parcel. The property did have a restrictive covenant on the property that did not allow any new building on the property. The applicant (Read) asked the home owners association to lift that restrictive covenant. Blake advised that a document has been recorded that indicated that the Association has approved allowing the sheds as requested and an addition onto the main structure (not requested at this time. Blake advised that the lot cannot be built upon without a variance due to the shallowness of the lot. All of the existing buildings are legal, non-conforming structures. Blake advised that the largest part of the lot was steep and did not have good access to the roadway. Due to the issues with the lot layout and topography, Blake recommended that request be approved. Board members discussed the request and not wanting to be having another variance request in the future. Weymiller made a motion to approve, citing that the owner had no other building option. Keatley seconded. Ayes: Weymiller, Keatley. Nays: Wallerer, Brainerd, Pratte. Motion Fails. Discussion was held regarding not allowing additional buildings/variances for the site. Weymiller made a motion to approve the request upon the condition that no future variances will be granted for any construction on the site. Ayes: Weymiller, Keatley, Pratte Nays: Wallerer, Brainerd. Motion Carried.
2. Gary Thorson, 2713 High View Lane, New Albin, IA – Appeal of administrators decision that his use is illegal or to approve his use as a Bed and Breakfast. Blake presented staff report detailing history of parcel use, notices to property owner and site inspections. Blake advised that Thorson has indicated that he may want to withdraw his application

and submit a zoning change instead, but Blake does not have that in writing. Thorson was not present. Blake recommended the board act on the request since the application was filed and now written withdrawal has been received. Board discussed situation with adjoining property owners. Walleser made a motion to deny the request filed by Gary Thorson, ruling that the Zoning Administrator's ruling is correct, the use is multi-family and is not allowed in the zoning district for this property. Brainerd seconded. MCU.

Weymiller made a motion to adjourn. Keatley seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**October 1, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Steve Weymiller	Present	12/31/2014
	Gwen Brainard	Absent	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Walleser	Present	12/31/2017
	Dennis Keatley	Present	12/31/2018

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Walleser made a motion to approve the Agenda as presented. Weymiller seconded. MCU.

Walleser made a motion to approve the August 13, 2014 and September 17, 2014 minutes as amended. Keatley seconded. MC U.

**Public Hearings**

1. Chris McLimans, Iowa River Seed LLC, 2879 Hwy 26, New Albin, IA – Variance application to allow principal structure be built 10 feet from the rear property line when 40 feet is required. Blake presented a staff report showing the structures and right of way location, surrounding property owners and responses from those property owners within 500 feet of the parcel. The owner presented that the main concern was to allow optimal room for semi's to quickly cross tracks onto property. The adjoining property was mostly wetland./flood plain and was unlikely to be developed. Weymiller felt it was the best location for the buildings, as requested by the applicant. Keatley felt that increasing the safety of semi's crossing the RR was important. The faster you can cross, the better. Keatley made a motion to approve the request. Weymiller seconded. Ayes: Weymiller, Keatley, Pratte, Walleser Nays: None. Motion Carried.

Blake advised that an application had been filed and asked the Board to set a next meeting date. Consensus to set meeting for October 15<sup>th</sup> at 4:30 PM.

Walleser made a motion to adjourn. Weymiller seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**October 22, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Steve Weymiller	Present	12/31/2014
	Gwen Brainard	Absent	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017
	Dennis Keatley	Present	12/31/2018

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Keatley made a motion to approve the Agenda as presented. Wallerer seconded. MCU.

Weymiller made a motion to approve the October 1, 2014 minutes as presented. Wallerer seconded. MC U.

**Public Hearings**

1. Josh Roe, 847 Volney Road, Waukon, IA – Variance application to allow addition to principal structure be built approximately 14 feet from the front property line (north) when 50 feet is required and approximately one (1) foot from the street side lot line (west) where 30 feet is required. Blake presented a staff report showing the structures and right of way location, surrounding property owners and responses from those property owners within 500 feet of the parcel. Blake advised that the structure pre-dated zoning ordinances and that no addition to the structure could be built that would not be within the required setbacks. The owner presented that they needed to add on to the kitchen to handle the necessary equipment. Locating the addition on another side would require a full remodel of the interior and building layout due to existing kitchen location and location of well interfering with locating addition on side of building away from streets. Wallerer made a motion to approve the variance, finding that the owner suffered from an unnecessary hardship. Weymiller seconded. Ayes: Weymiller, Keatley, Pratte, Wallerer Nays: None. Motion Carried.

**New Business**

Blake advised that an application for a conditional use had been filed by Kevin Sterk to allow the expansion of an existing Mobile Home Park. Discussion was held regarding the plans and the history of the last park expansion. Board consensus that this expansion was a substantial modification to the approved mobile home park and required a public hearing

and notice to adjoining land owners. Blake advised that it will be placed on the next Board meeting agenda.

Blake presented an application for a variance from Wayne Kelly. Board consensus to set next meeting date for November 5<sup>th</sup>, 2014 at 4:30 PM to consider this and the conditional use permit filed by Kevin Sterk.

Walleser made a motion to adjourn. Weymiller seconded. MCU.

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Thomas Blake, Zoning Administrator

**MINUTES OF THE MEETING OF THE  
ALLAMAKEE COUNTY BOARD OF ADJUSTMENTS**

**November 5, 2014**

**Board of Supervisors Office, First Floor, Courthouse, Waukon, Iowa**

Meeting was called to order at 4:30 P. M. by Chairman Dr. Bernard Pratte.

Roll call of Commission Members:			Term Expires
	Gwen Brainard	Absent	12/31/2015
Chair	Bernard Pratte	Present	12/31/2016
Vice-Chair	Nancy Wallerer	Present	12/31/2017
	Dennis Keatley	Present	12/31/2018
	Steve Weymiller	Absent	12/31/2019

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Wallerer made a motion to approve the Agenda as presented. Keatley seconded. MCU.

Wallerer made a motion to approve the October 22, 2014 minutes as presented. Keatley seconded. MC U.

**Public Hearings**

1. Kevin Sterk, KevDeb Rentals, Hideaway Hills Lane, Lansing, IA – Application for a conditional use to allow an expansion of an existing mobile home park. Blake presented a staff report regarding the requested expansion. The plans for the site and the Conditional Permit standards were reviewed. Owner wants to add 9 lots to the existing park. The access road will terminate in a cul-de-sac. The access road is currently gravel. Owner requests that he not be required to hard surface until lots are all filled since moving mobile homes in may tear up the new road. Storm water issues were discussed. Blake advised that a lot tenant in the existing part had some storm water damage from recent rains. Blake recommended approval of the conditional use permit upon the condition that the road be hard surfaced within 5 years or when all lots are occupied, whichever is sooner, and that park owner be responsible for addressing storm water issues within and coming from the mobile home park. Keatley made a motion to approve the conditionally approve the conditional use permit upon the conditions that the road be surfaced within 5 years and owner be responsible for storm water issues within and coming from the mobile home park. Wallerer seconded. Ayes: Keatley, Pratte, Wallerer Nays: None. Motion Carried.
2. Wayne Kelly, 843 Volney Road, Waukon, IA- application for a variance to allow an addition to a garage to be built within the required yards. Blake presented a staff report regarding the variance request. The lot is very small and crowded. Blake recommended approval upon the condition that the owner/applicant demonstrate the lot line location via survey or location of survey marker and that he not be allowed to build closer to the street than the existing garage. Wallerer made a motion to approve the variance upon a



finding of a unnecessary hardship upon the conditions recommended by the Zoning Administrator in the staff report. Keatley seconded. MCU.

**New Business**

None.

**Old Business**

None.

Walleser made a motion to adjourn. Keatley seconded. MCU.

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Thomas Blake, Zoning Administrator