

**MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING, NOVEMBER 25, 2019**

On November 25, 2019, the Monona County Board of Adjustment held a public hearing. Those present by roll call were: Marvin Hausman, Charlie Pike, JoAnne Seufert, and Sandy Bubke. Absent: Nancy McGrain, Angela Lyons. Also, present for the hearing was Assistant County Attorney Gary Taylor, Gary Ellis and Troy Held.

The Board of Adjustment meeting was called to order by Chairman Marvin Hausman at 3:00 pm and opened the public hearing for the following variance request made by Gary Ellis:

Gary Ellis has filed a Variance Application with the Monona County Zoning office. The variance requested is for the requirement to meet the minimum lot size of a parcel split. According to the Monona County Zoning Regulations, Section 100.17 – Bulk Regulations – the minimum lot size is 2 acres, not including Right of Ways. Gary Ellis is requesting a lot size of approximately 1.78 acres.

Marvin asked Gary to present his case and why he was requesting the variance. After the request for variance was made, the board members discussed the reasoning why they could not meet the 2-acre minimum lot size. There was discussion back and forth. Marvin had printed his own maps off google earth to show the variance request and 2-acre requirement. Marvin had a concern that by granting the variance they were not following the zoning ordinance, Chapter 100, Section 100.33. There was no proof of a hardship and granting the variance is only out of convenience to the applicant. There was a discussion concerning hardship vs. convenience by the board members and Gary.

There was no public present and no comments in writing for the public hearing. Sandy had received one phone call from Tom Oehlerking on behalf of his father Charles Oehlerking, property owners within 500 feet of property requesting the variance. They are opposed to granting the variance and setting a precedent if granted. They would like to see the 2-acre minimum upheld.

Marvin closed the public hearing at 3:33 pm with no more discussion and called for a motion. JoAnn made a motion to approve the variance request from Gary Ellis; Charlie seconded the motion, roll call vote:

Charlie – No
Marvin – No
JoAnn – Yes

Variance request was denied 2-1. Sandy will prepare a letter and send to Gary.

Minutes were recorded and are be on file in Zoning Administrators office.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment

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The Board of Adjustment meeting was called to order by Chairman Marvin Hausman at 3:40 pm and opened the public hearing for the following special use permit application made by Troy Held on behalf of Rise Broadband:

An Application for Placement of Telecommunications Tower Permit has been submitted by Troy Held, on behalf of Rise Broadband. The request is for placement of the tower on the property of Ken Carlson, 17796 190th Street, Onawa, Iowa. This is a permitted use in the A-1 zoning district.

Marvin asked for Troy to discuss his application for the new telecommunications tower. The tower has to be up and running by January 1, 2020. There are two different plans for the foundation for the tower; one would be concrete and the other would not use a concrete foundation. Due to the time limit and concrete cure time, Troy was thinking about going with concrete. If the application is approved, Troy will make sure that the correct drawings and structural reports will be given to Sandy. After much discussion, the board was satisfied with the tower plans.

There was no public present and no comments in writing for the public hearing.

Marvin closed the public hearing at 3:55 pm with no more discussion and called for a motion. Charlie made a motion to approve the special use permit for the telecommunications tower; JoAnn seconded the motion, roll call vote:

Charlie – Yes
Marvin – Yes
JoAnn – Yes

Motion carried to approve the special use permit. Sandy will prepare a letter and resolution and call Marvin to come and sign it.

Minutes were recorded and are on file in Zoning Administrators office.

Charlie Pike made a motion to approve the June 29, 2018 meeting minutes as printed, seconded by JoAnn Seufert, motion carried.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment