

**MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING, July 27, 2020**

On July 27, 2020, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Nancy McGrain, Angela Lyons, JoAnne Seufert, Charlie Pike and Sandy Bubke. Absent Marvin Hausman. Also, present for the hearing was Frank Huseman, on behalf of New Cooperative (NEW COOP).

The Board of Adjustment meeting was called to order by acting Chairperson Charlie Pike at 3:05 pm. This meeting was held with Charlie Pike, Nancy McGrain and Frank Huseman in person in the Board of Supervisors boardroom along with Sandy Bubke. JoAnne Seufert and Angela attended by phone to make the quorum. There was problems with the internet connection and the Zoom meeting was unable to be held.

Charlie opened the public hearing for the following special use permit application made by Frank Huseman on behalf of NEW Cooperative:

A Variance Application has been filed by NEW Cooperative, Inc., for a variance to the front yard setback for a new fertilizer building. In the Heavy Industrial Zoning District (M-2), the front yard setback is 100'; the variance request is for a 30' front setback.

Frank discussed what the business plan is for the barge project, the board of adjustment members have not been involved up to this point. NEW COOP is still waiting for the approved Corps of Engineers floodplain permits so they can get started. The fertilizer building will be built possibly this fall or at least dirt work will be completed. In order to meet the 100' front setback, the rock piles and fertilizer building will be too close to the river and the area would not work.

Charlie asked the questions, what type of traffic goes through there, why is there a 100' setback in the heavy industrial district. Frank shared that the only traffic on that road is for the campground. There are a few residential houses but there are on a different road. Charlie wanted to know more about the barge project, has NEW COOP received any comments or concerns from residents – Frank stated no he has not received any. There are is a lot of backing from the State of Iowa to get the project going. They are hoping to receive the Corps paperwork soon so they can continue getting the area ready and if everything goes as planned, send the first barge downstream with beans in November of 2020.

Nancy asked if the having the barge in that area, will it affect the boat dock up north by the campground? Frank stated that the dock was about 100-200' to the north and they would not have any effect on boat traffic.

There was no public present and no comments in writing for the public hearing. Sandy would like to see a 33' instead of 30' to make sure the county right-of-way is met.

Charlie closed the public hearing with no more discussion and called for a motion. Angela made a motion to approve the variance from 100' to 33' for the fertilizer building; JoAnn seconded the motion, roll call vote:

Nancy – Yes
Angela – Yes
JoAnn – Yes
Charlie - Yes

Motion carried to approve the variance for the fertilizer building. Sandy will prepare a letter and resolution and call Charlie to come in and sign it.

JoAnne made a motion to approve the May 18, 2020 meeting minutes as printed, seconded by Nancy, motion carried.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment