

**MINUTES OF THE MONONA COUNTY  
BOARD OF ADJUSTMENT  
PUBLIC HEARING, March 23, 2021**

On March 23, 2021, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Nancy McGrain, Marvin Hausman, Lois Wilson and Sandy Bubke in person, Angela Lyons via Zoom. Absent: Charlie Pike. Also, present for the hearing was Zach Terry in person and Kelly Seward on behalf of Dale Bean via Zoom.

The Board of Adjustment meeting was called to order by Chairperson Marvin Hausman at 2:00 pm. Marvin opened the public hearing for the following special use permit application made by Zach Terry on behalf of Sunset at the Oasis RV Resort at Blue Lake:

*A Special Use Permit Application has been submitted for Sunset at the Oasis RV Resort at Blue Lake on behalf of Zach Terry. This is a permitted use according to Monona County Zoning Regulations, Chapter 100, Section 100.15 Principal Permitted Uses, Lodging: Campgrounds, RV parks in the Agricultural District (A-1).*

Marvin asked Zach if he wanted to add any information to the already submitted business plan and application for the special use permit. Zach stated that he has had many questions asked of him about the campground and his plans for it. He said that this would be a nice campground with no permanent living in trailers. Campers will newer and the camping will be seasonal from April to October. Campers will be able to be stored during the off-season but no living in them. He is having a nice Morton building built for entertainment, available for dinners, etc. His dad will be retiring and will be the groundskeeper of the campground. He has been working with Iowa Department of Natural Resources (IDNR) on the public well and septic system. Everything has been approved and just waiting for the BOA to approve the SUP so they can move forward.

Marvin asked about the statement in the business plan concerning the private fishing bridge and wanted to know if the public would be able to use it. Zach said that the public will be able to use it and is wanting to also put in a walking path that would lead to that and would like to have the IDNR take over that part of the property but he hasn't had any luck with them saying they will.

Angela said that she has received a comment from Bill Gantz that he was worried about trespassing on his property and trash that may end up on his property. Zach said that he plans to have his tornado shelter toward that end of the property and he will make sure that Bill does not have any problems.

Angela also asked about the county gravel road and if it will be maintained to support campers, emergency vehicles on it. Zach and Sandy stated that they have both talked to the county engineer and the road will be maintained.

Kelly Seward stated that her dad Dale did not have any problems with the campground and if they have any issues, they know Zach well enough to discuss with him.

Sandy stated that she did not receive any written or oral comments concerning the SUP. Sandy will also make sure the permit states that the campground will maintain an IDNR public well and septic system.

Marvin closed the public hearing at 2:20 pm with no more discussion and called for a motion. Lois made a motion to approve the special use permit for Sunset at the Oasis RV Resort at Blue Lake with the specific mention of the campground maintaining public wells and septic system with IDNR; Nancy seconded the motion, roll call vote:

Marvin – Yes

Nancy – Yes

Angela – Yes

Lois – Yes

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

The meeting was audio recorded.

Angela made a motion to approve the February 16, 2021 meeting minutes as printed for Lee Morrow and Jason Wiggs, seconded by Nancy, motion carried.

Respectfully submitted,

---

Sandy Bubke, Administrator  
Monona County Zoning

---

Chairman, Board of Adjustment