

**MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING, January 31, 2022**

On January 31, 2022, 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. Absent from the meeting was Charlie Pike and Angela Lyons. Also, present for the hearing was County Attorney Ian McConeghey and Craig Beedle.

Chairperson Marvin Hausman called the Board of Adjustment meeting to order at 11:00 a.m. Marvin opened the public hearing for the following variance application made by Craig Beedle:

A Variance Application has been filed by Craig Beedle for a reduced front yard set-back. According to the Monona County Zoning Regulations, Section 100.17 Bulk Regulations, of seventy-five (75) feet for front yard set-back, not including right of way.

Marvin asked Craig Beedle to go through the variance request for the board members. Craig discussed that he plans to put the addition and garage on even with the existing front of the house and everything will go to the back of the house. He will have to remove some trees and relocate his well but feels this will work out for the best for him and his wife. The actual front yard setback will be 72 feet from the center of the road; this includes 33 feet for the county right-of-way.

Sandy stated that she has not received any comments or concerns on this variance request, just a couple of calls from surrounding landowners on why they received a letter of notification. Marvin stated that he was asked the same question from a landowner. Charlie Pike called Sandy prior to the meeting to ask a question concerning the drawing - what does the redline mean. Sandy explained to him that if the variance was not granted, that is where the required front yard setback would start. Charlie had no other issues and did not see a reason not to approve.

Marvin closed the public hearing at 11:05 a.m. with no more discussion and called for a motion to close the public hearing. Nancy made a motion to close the public hearing, Lois seconded, motion carried.

Lois made a motion to approve the variance request by Craig Beedle to reduce the front yard setbacks from 75 feet to 39 feet and 33 feet for the county right-of-way, for a total front yard setback of 72 feet, Nancy seconded the motion, roll call vote:

Marvin – Yes
Lois - Yes
Nancy – Yes

Motion carried to approve the variance request. Sandy will prepare a letter and resolution and call Marvin to come and sign it.

The meeting was audio recorded.

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 11:20 a.m. and opened the public hearing for the following special use permit application made by AMG Technology Investment Group dba: Nextlink:

An Application for Placement of Telecommunications Tower Permit has been submitted by on behalf of AMG Technology Investment Group dba: Nextlink. The request is for placement of the internet tower on the property of Joel Bubke, 43626 160th Street, Mapleton, Iowa. This is a permitted use in the A-1 zoning district.

Marvin asked Shane to explain the project to the board. This is a 120-foot monopole internet tower to help provide missing high-speed internet coverage in the area. This is a self-standing monopole with no guidewires or concrete base. The State of Iowa is trying to make sure that there is rural broadband service to all areas in the state.

Joel Bubke was unable to attend the hearing due to COVID. Sandy Bubke is Joel's wife and is listed as the property owner. Sandy shared that since she is the Zoning Administrator, she has tried to do everything to follow the codes of the county and the State of Iowa. Sandy stated that they would also like to have the fall zone changed for the property line to the West. The property owner Ray Edgington sent in a letter stating that he is ok with the tower being closer to the property line than the required fall zone setback of the tower height. Shane McIntyre also stated that Nextlink carries a five million dollar insurance policy on each tower and that if the tower were to fall, Nextlink would take care any damage. The setback of 120 feet will still be enforced on the North property line and the gravel road.

Ian McConeghey stated that he is a Nextlink customer also but has gone over the application, documents, and feels that everything is in line with issuing the permit. Ian will review the State Code (8C) concerning internet towers and how the permits should be handled in the future. Sandy also stated that she is getting free internet service for putting the tower on their property; she is wanted to have full disclosure due to her job.

Sandy stated that she has not received any comments or concerns on this variance request, just a phone call from a surrounding landowner on why they received a letter of notification.

Marvin closed the public hearing at 11:30 a.m. with no more discussion and called for a motion to close the public hearing. Lois made a motion to close the public hearing, Nancy seconded, motion carried. Nancy made a motion to approve the special use permit for Nextlink to install the monopole on the Joel Bubke property; Lois seconded the motion, roll call vote:

Marvin – Yes

Lois – Yes

Nancy – 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.

Sandy let the board members know that the special use permit that was approved at the August 23, 2021 meeting was not issued. Nextlink was unable to place the monopole that would meet the fall setback. Nancy made a motion to approve the August 23, 2021 meeting minutes, seconded by Lois Wilson, motion carried.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment