

**Minutes of the Meeting of the
Allamakee County Board of Adjustments
January 24, 2023**

Planning and Zoning Office at Allamakee County Courthouse, Waukon, IA

Meeting was called to order at 4:35 P.M. by Chair Bernard Pratte.

Roll Call of Commission Members:			Term Expires
Chair	Bernard Pratte	Present	12/31/2026
	Gene Averhoff	Present	12/31/2027
Vice-Chair	Anne Klees	Present	12/31/2024
	Anastasia Cook	Present	12/31/2025
	Vacant	Absent	12/31/2023

Staff & Others Present: Stephanie Runkle, Zoning Administrator, Dean & Vicki Peterson via zoom, Shawn Gibbs and Mandy O’Neill Administrative Assistant.

All Board Members voting AYE, unless noted. MCU means Motion Carried Unanimously.

Klees made a motion to approve the agenda today; Cook seconded. All in favor. MCU.

11/1/22 Minutes: Klees made a motion to approve; Averhoff seconded. All in favor. MCU

Appointment of Chair & Vice Chair:

Klees makes a motion to appoint Bud Pratte as Chair; Cook seconds. AIF MCU

Averhoff makes a motion to appoint Anne Klees as Vice Chair; Klees seconds. AIF MCU

Public Hearing:

Haaken Mahr at 634 Waterloo Creek Drive Dorchester, Iowa.

A petition has been filed in consideration of a Variance in order to have a 4’ side yard setback to build a garage, where a 10’ would be required. The property is zoned R-1, Residential. Runkle explained the application to the Board. The current driveway will still be utilized from Center Drive at the rear of the property. The new garage will end up with more space between the properties than there is currently. Cook makes a motion to approve the variance as it stands; Averhoff seconds. AIF MCU

Averhoff made a motion to adjourn at 5:25 PM. Pratte seconded. All in favor. MCU.

Stephanie Runkle, Zoning Administrator

Date

**Minutes of the Meeting of the
Allamakee County Board of Adjustments
February 28, 2023**

Planning and Zoning Office at Allamakee County Courthouse, Waukon, IA

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

Roll Call of Commission Members:			Term Expires
Chair	Bernard Pratte	Present	12/31/2026
	Gene Averhoff	Present	12/31/2027
Vice-Chair	Anne Klees	Present	12/31/2024
	Anastasia Cook	Absent	12/31/2025
	Shawn Gibbs	Present	12/31/2023

Staff & Others Present: Stephanie Runkle, Zoning Administrator, Dennis Deal, Sherry Bechtel, Dan Bechtel, Hailey Bechtel and Mandy O'Neill Administrative Assistant.

All Board Members voting AYE, unless noted. MCU means Motion Carried Unanimously.

Averhoff made a motion to approve the agenda today; Klees seconded. All in favor. MCU.

1/24/23 Minutes: Klees made a motion to approve; Averhoff seconded. All in favor. MCU

Public Hearing:

Dan Bechtel 847 Autumn Rd Waukon, Iowa

A petition has been filed in consideration of a Conditional Use in order to have a Pet Cemetery. The property is zoned A-1, Agricultural. Runkle presents application from Dan Bechtel. He will be utilizing ½ acre of his 25.99 acre parcel for the use of a Pet Cemetery. He will only be accepting small, domesticated animals. Dan Bechtel presents information about his proposed business. He will be utilizing the shed on the NW side of the parcel for an office and west of the shed for a parking lot and the cemetery. The parking lot will have barrier stones in place so people can't drive into the cemetery area. The shed will be remodeled with orange tin to host the office, map, walk in freezer for early drop off of animals, storage of utility tractor and display of pine boxes. Dan has spoken with Pet Cemetery businesses for reference in Evansdale, Des Moines, Madison and the Twin Cities, as well as talking to the Iowa DNR, IDALS office and Iowa Vet School. The hours of operation will be 8am-8pm. Dan will bury the animal and place a headstone of choice. All headstones will face South. The business will be called Autumn Memorial Pet Cemetery. Leases on the space will be sold at 1, 5 or 10 years. All animals will be placed in an ecofriendly pine box, cotton bag or urn. Plots will be 2'x2' and 3' deep. If animal is larger, for example a Saint Bernard, 2 spots would be sold. Averhoff states he called Pet Cemeteries in Waterloo for information as well. Dennis Deal is a neighbor to the property and he was concerned about devaluing his home like a hog confinement would along with the concern of eyesight from proposed location. Deal discusses there are other location options on Bechtels property. Runkle notes that another location is not our business, as this location is what was applied for. Klees makes a motion to accept the Conditional Use permit for a Pet Cemetery with the condition that a line fence is maintained and a nice fence in place around the cemetery. Pratte seconded. AIF. MCU.

New Business:

March meeting date changed to April 3rd due to needing 30 days on the extraction pit notice from the March 2nd public hearing that was held.

Klees made a motion to adjourn at 5:25 PM. Pratte seconded. All in favor. MCU.

Stephanie Runkle, Zoning Administrator

Date

Minutes of the Meeting of March 2, 2023
Extraction Pit Public Meeting
Driftless Area Education and Visitors Center
1944 Columbus Rd. Lansing

An application for a Large-Scale Extraction pit has been filed with the Allamakee County Planning and Zoning Office. The application details the “borrowing” of 307,000 cubic yards of fill from a site located at 2062 Lafayette Ridge Dr. Lansing, Iowa. The extracted fill will go towards the filling and capping of the Alliant Energy ash ponds located at 2320 Power Plant Rd Lansing, Iowa.

Discussion took place with presenters: Stephanie Runkle, Allamakee County Zoning Administrator and Dune Coddington & Marty McCusky from Ames Construction. PowerPoint was presented. Questions were asked from the public in person and via zoom.

Attendees Via Zoom

Dale & Anna Reeves, Cosette Reeves, Teresa Severson, Bruce Palmborg, Kristy Gaunitz, Bud Pratte, Jill Kistler, Lilly Jensen, Nick Dunn

Attendees In Person:

Dune Coddington, Marty Mc Cusky, Brian Feuerhelm, Ann Klees, Mike Conard, Charlie & Paula Ashbacher, Dick Garin, Ellen Modersohn, Dale Conard, Shally Garin, Darroll Coddington, Dennis & Mary Keatley, Ray & Bonnie Wagner, Jack Fink, Arla Wagner, Jack Knight, Mike Mc Cormick, Kent Mc Cormick, Brian Ridenour, Karl Schilling, Tyler Sommer, Monica Sommer, Lyle Wilgenbusch, Lore & Mark Egan, Mark Reiser, Gene Averhoff, Daryl & Pam Steiber, Janice & John Rea, McKay Mathis, George Delaney, Rick Zarwell, Michele Houlihan, Karen Brennan, Georgianna Gavin, Mary Delphey, Neal & Debbie Steiber, Dan Byrnes, Jim Pladsen, Ben Wagner, Kyle & Jodi Johnson, Keenan Johnson, Ann Langford, Mark & Marcia Kruse, Dennis Gaunitz, Lydia Gaunitz, Randy Gaunitz, Tom Gavin, Stephanie Runkle, Mandy O'Neill

PowerPoint and video recording are available in the Planning & Zoning Office.

Meeting ended at 7:30PM

Stephanie Runkle, Zoning Administrator

Date

**Minutes of the Meeting of the
Allamakee County Board of Adjustments
March 21, 2023**

5:00 Site Visit Randy Gaunitz Farm Parcel ID 1229200013 with Site visit to Alliant Energy 2320 Power Plant Dr. Lansing, IA to follow.

Roll Call of Commission Members:			Term Expires
Chair	Bernard Pratte	Present	12/31/2026
	Gene Averhoff	Present	12/31/2027
Vice-Chair	Anne Klees	Present	12/31/2024
	Vacant	Absent	12/31/2025
	Shawn Gibbs	Present	12/31/2023

Staff Present: Brian Ridenour, County Engineer, Stephanie Runkle, Zoning Administrator and Mandy O'Neill, Administrative Assistant

Others Present: Dune Coddington, Marty McCusky & Brad Folczyk with Ames Construction, Jack Knight, Teresa Severson, Jim Pladsen, Duane Leppert, Chad Wall with Alliant Energy

The Board of Adjustments arrived at the Extraction Pit site at 5:00. Discussion was had regarding the location of the pit and neighbor property's location was noted. We then traveled along the route to Alliant Energy ash ponds. Discussion took place on how the dirt will be used to fill the ash ponds. Meeting was adjourned at 6:15PM.

**Minutes of the Meeting of the
Allamakee County Board of Adjustments
March 30, 2023**

Planning and Zoning Office at Allamakee County Courthouse, Waukon, IA

Meeting was called to order at 2:30 P.M. by Chair Bernard Pratte.

Roll Call of Commission Members:			Term Expires
Chair	Bernard Pratte	Present	12/31/2026
	Gene Averhoff	Present	12/31/2027
Vice-Chair	Anne Klees	Present	12/31/2024
	Vacant	Absent	12/31/2025
	Shawn Gibbs	Present	12/31/2023

Staff & Others Present: Stephanie Runkle, Zoning Administrator, Kermit Klees, Mandy O'Neill Administrative Assistant.

New Business:

Extraction Pit Public Hearing Information- Board members were presented with a packet containing the public comments received by the Planning and Zoning Office thus far. Discussion took place on the road impact agreement and reclamation bond documents being created.

Averhoff made a motion to adjourn at 4:30 PM. Pratte seconded. All in favor. MCU.

Stephanie Runkle, Zoning Administrator

Date