

**Minutes of the Meeting of the
Allamakee County Board of Adjustments
January 23, 2024**

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

NO MEETING

**Minutes of the Meeting of the
Allamakee County Board of Adjustments
February 27, 2024**

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

Meeting was called to order at 4:30 P.M. by Chair Anne Klees.

Roll Call of Commission Members:			Term Expires
Chair	Anne Klees	Present	12/31/2024
Vice-Chair	Gene Averhoff	Present	12/31/2027
	Bernard Pratte	Absent	12/31/2026
	Vicky Peterson	Present	12/31/2025
	Shawn Gibbs	Present	12/31/2028

Staff & Others Present: Stephanie Runkle-Zoning Administrator and Mandy O'Neill-Administrative Assistant; Trent & Jayne McCormick, Colton & Tessa Willie, Jim Bartels, Lonnie Tiedt, Denis Kuhens. Via zoom was Steve Bodensteiner, Paul Schmitt and Jay Schmitt.

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

Peterson made a motion to approve the agenda, moving McCormick Conditional Use update to the first agenda item; Gibbs seconded. All in favor. MCU.

11/28/23 Minutes: Averhoff made a motion to approve; Peterson seconded. All in favor. MCU

Old Business:

Trent McCormick 548 Lonnings Lane Dorchester Runkle explained the easement in perpetuity through Upper Iowa Resort. McCormick was granted his private campground through a Conditional Use Permit in November 2020. Runkle read the minutes from that meeting. The current Conditional Use Permit is for 5 campsites. Runkle read section 508.9 in the ordinance for minor modifications to the existing permit. Trent McCormick speaks about how he'd like to add more electrical boxes and water lines. Klees asks him if he plans to become commercial and he stated that no, he will remain a private campground. The Willies, who own Upper Iowa Resort, speak in agreement that 10 more sites will mean more traffic and they feel that 10 total sites are enough. Averhoff asks if there are any UTVs and McCormick agrees there are not. The Willies are concerned that their permanent people would leave Upper Iowa Resort and rent from the McCormick's. The discussion ended with the intent of having 5 additional permanent sites, for a total of 10 permanent sites from Spring to Fall to be allowed on this Conditional Use Permit, which will not be granted until after Trent brings a written letter to Stephanie with his request.

Public Hearing:

Lonnie Tiedt 642 Schmitt Lane Harpers Ferry, IA

A petition for a **Variance** has been filed by Lonnie Tiedt at 642 Schmitt Ln. Harpers Ferry, IA. The petition request is in consideration of a Variance in order to have a Rear Yard Setback of 1' rather than the 40' required in order to place a 12' x 24' carport on the North side of his property. The property is zoned A-1, Agricultural District. Runkle states the easement disagreement is amongst the neighbors, while the title opinion states there is an easement and also a recorded plat showing the easement, this is a neighbor argument. Lonnie owns 1.87 acres that he purchased from Kerndt Brothers Savings Bank in 2020. There is a holding tank on the property and 3 people on a well located on Robert Renz lot at 637 Schmitt Lane. Steve

Bodensteiner and Denis Kuhens, both neighbors stated they received the letter from the County about the Public Hearing and neither returned it, but they are both in favor of this variance. Runkle read aloud the opposed letter from Paul Schmitt, neighbor. Schmitt then speaks stating he bought that land in 1998 from the Downing family and had an agreement with them and the DNR that this land would not be disrupted. He is worried about the depth of the water lines on Lonnie's property. Schmitt states he granted KBSB an 8' easement on the South end of the property with the option to widen if rerouting power was needed, but it has never been recorded and no paperwork was sent proving this. He prefers Lonnie to use what Schmitt deems the correct easement. Klees asks Tiedt if he can level anywhere and logically place building elsewhere? Tiedt responded no, there is not. Averhoff asks if there's a well agreement for the three who share? Tiedt says he pays Mr. Renz and has only a verbal agreement. Tiedt explains that currently he has placed gravel 1' from the property line to prepare for his shed to be put up. It is unanimous amongst the board to have a site visit at the Tiedt property, which Gibb makes a motion to set the on-site visit for Wednesday, March 6 at 2:30 and Peterson seconds. AIF. MCU.

Old Business:

Jim Bartels 1670 River View Rd Unit 5, Lansing, IA

Bartels was granted a variance on 11/28/2023 to have a Side Yard Setback of 3' rather than the 8' required in order to place a 12' x 20' carport on the North side of his property. He would like this variance to be on the South side of his property, not the North. The carport will be placed on dirt, not concrete. Gibbs makes a motion to allow the carport to be 3' from the South property line; Averhoff seconds. All in favor. MCU.

Iowa State University is holding the Planning & Zoning workshop in Decorah on April 25 and all our board members are encouraged to join.

Klees made a motion to adjourn at 6:20 PM. Gibbs seconded. All in favor. MCU.

Stephanie Runkle, Zoning Administrator

Date

**Minutes of the Meeting of the
Allamakee County Board of Adjustments Site Visit
March 6, 2024**

Meeting was called to order at 3:05 P.M. by Chair Anne Klees on site at 642 Schmitt Ln, Harpers Ferry, IA.

Roll Call of Commission Members:			Term Expires
Chair	Anne Klees	Present	12/31/2024
Vice-Chair	Gene Averhoff	Present	12/31/2027
	Bernard Pratte	Present	12/31/2026
	Vicky Peterson	Present	12/31/2025
	Shawn Gibbs	Present	12/31/2028

Staff & Others Present: Stephanie Runkle-Zoning Administrator, Sherrif Clark Mellick and Mandy O'Neill- Administrative Assistant; Lonnie Tiedt, Denis Kuhens, Robert Renz, David Silavage, and Jay Schmitt.

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

Pratte made a motion to approve the agenda; Gibbs seconded. All in favor. MCU.

Lonnie Tiedt 642 Schmitt Lane Harpers Ferry, IA

The board walked the site and saw the location of proposed shed. Property line boundaries were established. Klees stated as an option the area could be leveled and filled.

Gibbs made a motion to adjourn at 3:18 PM. Peterson seconded. All in favor. MCU.

Stephanie Runkle, Zoning Administrator

Date