

JACKSON COUNTY BOARD OF ADJUSTMENT

6:00 p.m.

Monday, February 24, 2025

Community Room, Jackson County Courthouse
201 W Platt Street, Maquoketa, Iowa

Board Members Present: Vice Chair Daryl DeVore, Board Members John Arenz, Pete Fish and David Kendell.

Board Members Excused: Chair Mike Nickeson

Board Members Absent:

Staff Member Present: Zoning Administrator Lori Roling & Administrative Assistant Becca Pflughaupt

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Vice Chair DeVore at 6:00 p.m. and roll call taken. A sign-in sheet was distributed. Those in attendance include:

Thomas Budde – Preston, IA

Eileen Budde – Preston, IA

Alan McCormick – Spragueville, IA

Laura Carstens, ECIA – via Zoom

Roling made the suggestion to amend the meeting agenda to allow the election of officers as the last item. Motion by Kendell, seconded by Fish to amend the agenda, Fish seconds. Motion carried unanimously.

MINUTES: Motion by Kendell, seconded by Fish, to approve the minutes of the October 28, 2024 Board of Adjustment meeting as submitted. Motion carried unanimously.

DOCKET – 25-01: Special Exception

Vice Chair DeVore asked for a motion to open the public hearing. Motion by Fish, seconded by Arenz to open the public hearing. Motion carried unanimously.

Vice Chair DeVore asked for a presentation by the applicant.

Thomas Budde stated that he's looking to build a shop on his property. The required (side) setback is 15' in Jackson County and he's asking for an 8'8" setback so that he can keep the walls 10' from the fence. He will have a 16" overhang, so he's asking to allow for that so that he can have a 10' drive through. Budde stated he talked with the neighbor and he was fine with the build, it's right next to a pasture, so it's not blocking anything and all of the other setbacks are good.

Kendell asked about the fence line. Budde stated that he bought the property seven years ago and was told they fence is in the correct location. Arenz asked who the neighbor is. Budde stated that it is Ives Grossman's grandson Jeff Paulsen. Roling stated she believes it's on contract.

Vice Chair DeVore asked if there was any other way he could position the building to stay in the required setback. Budde stated that he could not without tearing down his

existing barn.

Kendell asked what the existing building is. Budde stated it's a small barn. He is trying to leave enough room to get through with the skid loader and then still have 10' on the other side of the building to the fence.

Kendell asked as you go to the south of the proposed new building does the land fall off quickly or is it flat? Budde stated that it falls off the east, but not to the south.

Vice Chair DeVore asked how tall the shed would be. Budde stated 14' sidewalls. Vice Chair DeVore asked if there was a possibility of putting the shed on the south side of the house. Budde stated no as it's all good useable pasture in that area and where he is proposing to build it's basically all rock.

Staff Member Roling provided aerial views of the subject property and surrounding area from the staff report and using the County GIS map.

Vice Chair DeVore asked for public comments, there were none. Vice Chair DeVore asked Roling if there's anyone that's opposed to this application. Roling stated that she had not heard from any neighbors that were opposed to this application. Roling heard from one neighbor that had concerns, and she sent them a packet as they were concerned about the view being blocked from their driveway, but that's a nonissue.

There were no public comments.

Vice Chair DeVore asked the applicant if there was anything else. Budde had nothing more.

Motion by Kendell, second by Fish, to close the public hearing. Motion carried unanimously.

Board members reviewed the findings of facts, and discussion followed.

Motion by Kendell, seconded by Arenz, to approve Special Exception 25-01 as presented with the following condition that the project be completed within nine months from the time of approval. Motion carried unanimously.

WORK SESSION: Laura Carstens, ECIA, presented Chapter 4 of the Zoning Ordinance Update Project. Carsten's explained that she's helping update the zoning ordinance and that one of the things that they are looking at is making it a more user-friendly ordinance

ITEMS FROM PUBLIC: None

ITEMS FROM BOARD: Other Business

ITEMS FROM STAFF: Next Meeting

ADJOURNMENT: Motion by Arenz, seconded by Kendell, to adjourn the February 24, 2025 Board of Adjustment meeting. Motion carried unanimously.

The meeting adjourned at 6:38 p.m.

Respectfully submitted,

Lori Roling
Zoning Administrator

Adopted: 4/28/2025