

JACKSON COUNTY BOARD OF ADJUSTMENT

7:00 p.m.

Tuesday, May 27, 2025

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

Board Members Present: Chair Mike Nickeson, Vice Chair Daryl DeVore, Board Members A. John Arenz, and Pete Fish

Board Members Excused: Dave Kendell

Board Members Absent:

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

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Nickeson at 7:00 p.m. and roll call taken. A sign-in sheet was distributed. Those noted in attendance:

Dan Sargent – Maquoketa

Gina Sargent – Maquoketa

Joell Deppe – Maquoketa

Chance Deppe – Maquoketa

Chris Dunn – Maquoketa

Bryan Feddersen – Clinton

Austin Deppe – Maquoketa

Laura Carstens - ECIA

MINUTES: Motion by Arenz, seconded by DeVore, to approve the minutes of the April 28, 2025 Board of Adjustment meeting as submitted. Motion carried unanimously.

DOCKET – 25-05: Special Exception

Dan Sargent gave his presentation. He stated he put in a pond a year or so ago, then a pavilion and now would like to add 6 campsites where the pavilion is. Sargent gave some direction as to where his property is located. With the aerial on the screen Sargent pointed out where the campsites would be located. Sargent stated they would not have permanent campers set up, friends and family could come in and set up and when they leave the camper goes with them. Nickeson asked regarding electrical, Sargent stated there would be electrical. Sargent stated they would not be leased out; it's just something he wanted to do for friends and family. Nickeson asked regarding sewage, Sargent stated that was something he wanted to do, but after speaking with the County Environmental Health Department, he decided to scratch all that, all the campers have bathrooms and if he had a big party, he would just rent a port a potty for the weekend. Sargent stated he has on top of the hill by his big garage a place where they can dump their sewage. Nickeson asked regarding the terrain of the area. Sargent stated that no runoff would take place.

Nickeson asked what prompted this case to be a Special Exception. Roling stated it's because it's a campground in A-1 use. Arenz asked a question regarding conditions. Roling stated the board could add conditions. Nickeson asked regarding potential noise. Sargent stated he spoke with Liz and Tyler Tharp and a letter has been presented to the

Board from the Tharp's. Arenz asked if he had any conversations with any other neighbors, Sargent said he has not as they are quite a distance away.

Chair Nickeson opened to public comments.

Austin Deppe rents ground to the east, it is owned by Dennis and Vicky Feldermann, and stated he's here on their behalf. There is not a residence on the land he rents currently, but at some point there may be. There are buildings there. Deppe's concerns include noise and fireworks, livestock safety, ATV traffic, septic and dumping of waste and hunting.

Nickeson recapped Deppe's questions. Arenz asked where the livestock is kept. Deppe pointed out, on the aerial provided by Roling, where his cattle are held.

Sargent stated that there was a whole knoll where the campground is in the woods. There is not enough room for fireworks. Nickeson asked if Sargent could put restrictions on noise as it's his campground.

Chance Deppe voiced his concern with drinking and driving on ATVs. Nickeson stated if they are encroaching on private property then that is a sheriff jurisdiction issue. Sargent stated that there are already ATVs going down that road all the time.

Nickeson asked regarding seasonal, if there are no campers in the winter. Sargent stated that by the end of October, most people have their campers put away. Arenz asked when camping season begins, Sargent stated the first part of May.

Roling states that with some of the concerns we can add conditions. The access to the septic will need verification from the health department.

Chance Deppe expressed concern over lack of enforcement mechanisms. Deppe also voiced concern regarding the trout stream.

Chris Dunn stated he's not for it and not against it, just doesn't want it to turn into something like Offshore, if it's for weekends and it's for family and friends fine, but don't turn it into a big campground. Pointed out where his farm is, his concern is that he doesn't want it to get too big. Take that into consideration and the Board can regulate the rules to keep it private.

Nickeson asked for further comments: Roling stated she did receive a phone voicemail earlier from Vicki Feldermann, but Roling was not able to reach Feldermann when she called back.

Arenz asked Sargent, what if they put certain conditions on the Special Exception request, such as, camping only be during certain months, if fireworks were not allowed, if there was a certain time of day subject to the condition that there were no excessive noise. Sargent stated he would not object to that.

Sargent stated he will check with the environmental health department. Arenz would like a condition if the Special Exception were to pass, would be that there would be no other dumping.

Nickeson asked for other comments, none.

Board members discussed the legality of self-regulated campgrounds and the distinction between private and commercial uses. The proposal was tabled by motion of DeVore, seconded by Fish, to allow time for the applicant to consult with Jackson County Environmental Health regarding sanitation and potential conditions.

ITEMS FROM PUBLIC: None

WORK SESSION: Jackson County Zoning Ordinance Update Project

Laura Carstens from ECIA reviewed proposed updates to Chapters 3 and 4 of the Zoning Ordinance. Key topics included the proposed administrative waiver process, updated definitions for campgrounds, and the reclassification of special exceptions as conditional use permits under House File 652. Consensus was expressed to continue refining the ordinance language, with attention to use definitions and procedure consistency.

Discussion was also held regarding allowing the Zoning Administrator to approve minor dimensional requests if surrounding neighbors had no objection, as a means to reduce the Board's routine workload.

ITEMS FROM BOARD: Other Business

ITEMS FROM STAFF: Next Meeting June 23, 2025

ADJOURNMENT: Motion by Arenz, seconded by DeVore, to adjourn the May 27, 2025 Board of Adjustment meeting. Motion carried unanimously.

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Lori Roling
Zoning Administrator

Adopted: June 23, 2025