

Notice of Public Hearing
JACKSON COUNTY BOARD OF ADJUSTMENT

DATE: August 25, 2025

TIME: 7:00 p.m.

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

OR Join Zoom Meeting:

<https://us02web.zoom.us/j/7792041339?omn=87445101533>
Meeting ID: 779 204 1339 Dial In +1 312 626 6799

Notice is hereby given that the Jackson County Board of Adjustment will meet at the time, date and place noted above. The tentative meeting agenda is as follows:

MEETING AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES: July 28, 2025

PUBLIC HEARINGS:

The public is invited to ask questions or comment on the proposal at the public hearing. Please wait to be recognized by the Board Chair, then state your name and address clearly before proceeding with your comments. Written comments may be presented to the Board at or before the public hearing. The Board may deny the request or approve it, with or without conditions, within the constraints of the Code of Iowa and the Jackson County Zoning Ordinance.

DOCKET: 25-09 Special Exception – Tom & Diane Federspiel – 27570 46th Ave, Bernard, IA in Section 9 of Butler Township, (PIN 050409400010000)

Applicant: Tom & Diane Federspiel, 1116 Clare Ct NW, Cascade, IA

Proposal: Tom and Diane Federspiel are requesting a special exception from the Jackson County Zoning Ordinance to allow the sale of a 1.016-acre parcel containing an existing house and shed. The request involves creating a parcel smaller than the 2-acre minimum required in the A-1 Agricultural District in order to sell the property to a family member.

DOCKET: 25-10 Variance – Mark Heitz – 38209 Hwy 52, Bellevue, IA in Section 7 of Tete Des Morts Township, (PIN 450207101001000)

Applicant: Mark & Julie Heitz 38277 Hwy 52, Bellevue, IA

Proposal: Mark and Julie Heitz are requesting a variance from the Jackson County Zoning Ordinance to allow a zero-foot side setback, where a 5-foot setback is currently required in the A-1 Agricultural District. The variance pertains to an existing legally non-conforming detached garage. Following a recorded boundary adjustment with a neighboring landowner, approximately 6 feet of the garage will be removed. Based on the anticipated new lot configuration, the remaining portion of the garage is expected to be closer than the required 5-foot setback to the adjusted property line. A 5-foot variance is requested to retain the remaining structure.

Please note: A rezoning of the parcel from A-1 Agricultural to R-1 Residential has been

recommended for approval by the Zoning Commission and is scheduled for public hearing before the Board of Supervisors on August 19, 2025.

ITEMS FROM PUBLIC:

At this time, anyone may address the Board of Adjustment on matters which are of concern to that person, and which are not an agenda item; however, no formal action may be taken at this time because of the requirements of the Iowa Open Meetings Law.

ITEMS FROM BOARD: Other Business

ITEMS FROM STAFF: Next Meeting

ADJOURNMENT

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of Jackson County. If you have any questions or comments concerning this notice, please contact Becca Pflughaupt, Zoning Administrator, Jackson County Courthouse, 201 W Platt Street, Maquoketa, Iowa, (563) 652-4512, jczoning@jacksoncounty.iowa.gov.

Notice of Public Hearing
JACKSON COUNTY BOARD OF ADJUSTMENT

DATE: August 25, 2025

TIME: 7:00 p.m.

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

OR Join Zoom Meeting:

<https://us02web.zoom.us/j/7792041339?omn=87445101533>
Meeting ID: 779 204 1339 Dial In +1 312 626 6799

Notice is hereby given that the Jackson County Board of Adjustment will meet at the time, date and place noted above. The tentative meeting agenda is as follows:

MEETING AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES: July 28, 2025

PUBLIC HEARINGS:

The public is invited to ask questions or comment on the proposal at the public hearing. Please wait to be recognized by the Board Chair, then state your name and address clearly before proceeding with your comments. Written comments may be presented to the Board at or before the public hearing. The Board may deny the request or approve it, with or without conditions, within the constraints of the Code of Iowa and the Jackson County Zoning Ordinance.

DOCKET: 25-09 Special Exception – Tom & Diane Federspiel – 27570 46th Ave, Bernard, IA in Section 9 of Butler Township, (PIN 050409400010000)

Applicant: Tom & Diane Federspiel, 1116 Clare Ct NW, Cascade, IA

Proposal: Tom and Diane Federspiel are requesting a special exception from the Jackson County Zoning Ordinance to allow the sale of a 1.016-acre parcel containing an existing house and shed. The request involves creating a parcel smaller than the 2-acre minimum required in the A-1 Agricultural District in order to sell the property to a family member.

DOCKET: 25-10 Variance – Mark Heitz – 38209 Hwy 52, Bellevue, IA in Section 7 of Tete Des Morts Township, (PIN 450207101001000)

Applicant: Mark & Julie Heitz 38277 Hwy 52, Bellevue, IA

Proposal: Mark and Julie Heitz are requesting a variance from the Jackson County Zoning Ordinance to allow a zero-foot side setback, where a 5-foot setback is currently required in the A-1 Agricultural District. The variance pertains to an existing legally non-conforming detached garage. Following a recorded boundary adjustment with a neighboring landowner, approximately 6 feet of the garage will be removed. Based on the anticipated new lot configuration, the remaining portion of the garage is expected to be closer than the required 5-foot setback to the adjusted property line. A 5-foot variance is requested to retain the remaining structure.

Please note: A rezoning of the parcel from A-1 Agricultural to R-1 Residential has been

recommended for approval by the Zoning Commission and is scheduled for public hearing before the Board of Supervisors on August 19, 2025.

ITEMS FROM PUBLIC:

At this time, anyone may address the Board of Adjustment on matters which are of concern to that person, and which are not an agenda item; however, no formal action may be taken at this time because of the requirements of the Iowa Open Meetings Law.

ITEMS FROM BOARD: Other Business

ITEMS FROM STAFF: Next Meeting

ADJOURNMENT

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of Jackson County. If you have any questions or comments concerning this notice, please contact Becca Pflughaupt, Zoning Administrator, Jackson County Courthouse, 201 W Platt Street, Maquoketa, Iowa, (563) 652-4512, jczoning@jacksoncounty.iowa.gov.

Notice of Public Hearing
JACKSON COUNTY BOARD OF ADJUSTMENT

DATE: August 25, 2025

TIME: 7:00 p.m.

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

OR Join Zoom Meeting:

<https://us02web.zoom.us/j/7792041339?omn=87445101533>
Meeting ID: 779 204 1339 Dial In +1 312 626 6799

Notice is hereby given that the Jackson County Board of Adjustment will meet at the time, date and place noted above. The tentative meeting agenda is as follows:

MEETING AGENDA

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES: July 28, 2025

PUBLIC HEARINGS:

The public is invited to ask questions or comment on the proposal at the public hearing. Please wait to be recognized by the Board Chair, then state your name and address clearly before proceeding with your comments. Written comments may be presented to the Board at or before the public hearing. The Board may deny the request or approve it, with or without conditions, within the constraints of the Code of Iowa and the Jackson County Zoning Ordinance.

DOCKET: 25-09 Special Exception – Tom & Diane Federspiel – 27570 46th Ave, Bernard, IA in Section 9 of Butler Township, (PIN 050409400010000)

Applicant: Tom & Diane Federspiel, 1116 Clare Ct NW, Cascade, IA

Proposal: Tom and Diane Federspiel are requesting a special exception from the Jackson County Zoning Ordinance to allow the sale of a 1.016-acre parcel containing an existing house and shed. The request involves creating a parcel smaller than the 2-acre minimum required in the A-1 Agricultural District in order to sell the property to a family member.

DOCKET: 25-10 Variance – Mark Heitz – 38209 Hwy 52, Bellevue, IA in Section 7 of Tete Des Morts Township, (PIN 450207101001000)

Applicant: Mark & Julie Heitz 38277 Hwy 52, Bellevue, IA

Proposal: Mark and Julie Heitz are requesting a variance from the Jackson County Zoning Ordinance to allow a zero-foot side setback, where a 5-foot setback is currently required in the A-1 Agricultural District. The variance pertains to an existing legally non-conforming detached garage. Following a recorded boundary adjustment with a neighboring landowner, approximately 6 feet of the garage will be removed. Based on the anticipated new lot configuration, the remaining portion of the garage is expected to be closer than the required 5-foot setback to the adjusted property line. A 5-foot variance is requested to retain the remaining structure.

Please note: A rezoning of the parcel from A-1 Agricultural to R-1 Residential has been

recommended for approval by the Zoning Commission and is scheduled for public hearing before the Board of Supervisors on August 19, 2025.

ITEMS FROM PUBLIC:

At this time, anyone may address the Board of Adjustment on matters which are of concern to that person, and which are not an agenda item; however, no formal action may be taken at this time because of the requirements of the Iowa Open Meetings Law.

ITEMS FROM BOARD: Other Business

ITEMS FROM STAFF: Next Meeting

ADJOURNMENT

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of Jackson County. If you have any questions or comments concerning this notice, please contact Becca Pflughaupt, Zoning Administrator, Jackson County Courthouse, 201 W Platt Street, Maquoketa, Iowa, (563) 652-4512, jczoning@jacksoncounty.iowa.gov.