

JACKSON COUNTY BOARD OF ADJUSTMENT

7:00 p.m.

Monday, September 22, 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, Pete Fish, and Dave Kendell

Staff Member Present:

Zoning Administrator Becca Pflughaupt

Public Present:

Doug Waller – Bernard, IA

Teresa Waller – Bernard, IA

Nin Flagel – JCBO

CALL TO ORDER AND ROLL CALL

Chair Nickeson called the meeting to order at 7:00 p.m. Roll call was taken. A sign-in sheet was distributed, and the Zoom meeting was launched. No attendees were present via Zoom.

MINUTES – August 25, 2025 Meeting

Motion by Kendell, seconded by Arenz, to approve the minutes of the August 25, 2025 Board of Adjustment meeting as submitted.

Motion carried unanimously.

DOCKET 24-13 – Special Exception (Extension from August 26, 2024)

Proposal: Extension of the previously approved special exception for reduced setbacks related to a residential structure.

Chair Nickeson opened the public hearing and summarized the request. The applicant, Doug Waller, presented an update on construction progress.

Applicant Presentation

Mr. Waller reported the following:

- Walls and roof sheeting are installed.
- Windows and doors are onsite and scheduled for installation this week.
- Awaiting concrete contractor to pour garage floor before finishing front framing.
- Metal siding is scheduled.
- Electrical contractor is expected within two weeks.
- HVAC contractor is lined up, and heat will be installed prior to winter.
- Construction delays were due largely to weather and performing most work himself.
- The structure is being built for his parents.
- Estimated move-in timeframe is late October or early November, but significant work remains.

Board members discussed realistic timelines given the amount of work and upcoming weather.

Staff Presentation

Zoning Administrator Pflughaupt provided aerial views of the site and surrounding area using the staff report and County GIS mapping.

Public Comment

Chair Nickeson asked for public comment.

No additional comments were offered.

Close Public Hearing

Motion by Kendell, seconded by Fish, to close the public hearing.

Motion carried unanimously.

BOARD DELIBERATION & DECISION

The Board discussed feasible, realistic deadlines to avoid repeated monthly extensions.

Motion

Motion by Arenz, seconded by DeVore, to extend the completion deadline for Docket 24-13 to June 1, 2026.

Motion carried unanimously.

Chair Nickeson wished the applicant good luck with the remainder of the project.

ITEMS FROM PUBLIC: None

ITEMS FROM BOARD: None

ITEMS FROM STAFF: Zoning Administrator Pflughaupt noted that the next regular BOA meeting is scheduled for October 27, 2025, though no cases are currently on the docket.

The Board discussed fall/winter meeting times in relation to Daylight Savings Time.

Consensus:

October meeting (if held): 7:00 pm

November meeting (if held): 6:00 pm

ADJOURNMENT

Motion by Arenz, seconded by DeVore, to adjourn the meeting.

Motion carried unanimously.

The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Becca Pflughaupt

Zoning Administrator

Adopted: 11/24/2025