

## **JACKSON COUNTY BOARD OF ADJUSTMENT**

6:00 p.m. - Monday, February 23, 2026

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

### **CALL TO ORDER**

Chair Mike Nickeson called the meeting to order at 6:00 p.m.

### **ROLL CALL**

Members present:

- Dave Kendell
- Pete Fish
- John Arenz
- Daryl DeVore
- Mike Nickeson

All members were present.

Chair Nickeson noted that a sign-in sheet was available for attendees and that the Zoom meeting option had been opened for public access. Those in attendance included Nin Flagel, Laura Carstens, Dennis Hankemeier, John Williams and Noel Sauer.

### **APPROVAL OF AGENDA**

Chair Nickeson asked for any corrections or additions to the agenda. Hearing none, a motion was made by Arenz and seconded by Kendell to approve the agenda as presented. Motion carried by voice vote.

### **ELECTION OF CHAIR AND VICE CHAIR**

Chair Nickeson noted that he was currently serving as Chair and Daryl DeVore was currently serving as Vice Chair.

A motion was made by Kendell and seconded by DeVore to re-elect Mike Nickeson as Chair. Motion carried by voice vote.

A motion was then made by DeVore and seconded by Arenz to elect Dave Kendell as Vice Chair. Motion carried by voice vote.

### **APPROVAL OF MINUTES – NOVEMBER 24, 2025**

The Board reviewed the minutes of the November 24, 2025 meeting. There was discussion regarding whether the minutes adequately reflected the tabling of the Hankemeier special exception matter. Staff referenced the motion in the minutes as a motion by Fish, seconded by Kendell, to table Docket 25-11.

Following discussion, a motion was made by Arenz and seconded by Kendell to approve the minutes of November 24, 2025, as presented. Motion carried by voice vote.

### **PUBLIC HEARING ITEMS**

#### **A. Closure of Tabled Special Exception Case**

Chair Nickeson introduced the previously tabled special exception matter involving Dennis Hankemeier. Zoning Administrator Becca Pflughaupt explained that the previously tabled case had been filed under the prior ordinance and should be formally closed in order for the Board to proceed under the new ordinance with BOA26-01, a conditional use permit application.

Board members discussed the need to formally close the tabled special exception case so that the matter would not remain open under the former ordinance.

A motion was made by Fish and seconded by Kendell to close the previously tabled special exception case. Motion carried by voice vote.

### **B. BOA26-01 – Dennis Hankemeier – Conditional Use Permit**

The Board then opened consideration of BOA26-01, an application submitted by Dennis Hankemeier requesting a conditional use permit to allow a commercial campground and recreational vehicle park on approximately 73.08 acres in the A-1 Agricultural District in Perry Township. The request also included use of the existing building for gathering purposes and installation of campground infrastructure.

#### **Applicant Presentation**

John Williams appeared on behalf of Dennis Hankemeier and presented the proposal. He described the request as a low-impact, faith-based retreat and camping area intended to provide a peaceful setting for individuals, families, church groups, and youth. He explained that the project was envisioned as a multi-year plan, beginning with primitive tent camping and gradually adding portable cabins, parking, and improvements to an existing barn/lodge area, with future utility and sanitary improvements as funding allowed.

Mr. Williams stated that the retreat would be small in scale, minimally commercial in nature, and intended to preserve the natural character of the property while offering a faith-centered outdoor experience. He further stated that the use would have minimal impact on neighboring properties, which are primarily timberland and hunting preserve uses, and that the proposal would comply with applicable setbacks, lighting, traffic, and environmental standards.

#### **Public Comment in Support**

A second speaker, Noel Sauer, spoke in support of the application. He stated that a local Christian campground would provide an affordable and nearby option for families and church groups and would encourage parent and guardian involvement. He also stated that such a facility could encourage cooperation among area churches and provide opportunities not currently available in the immediate area.

No additional public comments were offered.

#### **Board Questions and Discussion**

Board members asked questions regarding:

- whether the camp would be open to the general public or primarily through church/Christian organizations;
- supervision ratios for children and adults;
- ownership of the property;
- nearby residences and possible effects on neighboring property owners;
- traffic impacts on 184th Street;

- plans for water and sanitation;
- whether the use would be seasonal or year-round;
- the maximum length of stay for guests;
- funding and whether the project was intended to be for-profit; and
- applicable ordinance standards related to signage, lighting, and coordination with other county departments.

The applicant stated that the property is owned by Dennis Hankemeier, that there are no nearby residential neighbors immediately affected, that traffic would be minimal, and that initial sanitary needs would be met with portable toilet facilities, with future improvements planned. Water would initially be brought in. The applicant also stated that stays would generally be limited to two to seven days, and that the facility was not intended for long-term residency.

After all questions were addressed, a motion was made by Kendell and seconded by Fish to close the public hearing. Motion carried by voice vote.

### **Board Deliberation**

Board members discussed the recommended conditions contained in the staff materials and considered which conditions should be expressly included in any motion of approval. Discussion centered on including selected numbered conditions from the staff document and also adding conditions addressing guest stay limits, transferability, and site-specific applicability of the permit.

### **Action**

A motion was made by Arenz and seconded by Fish to approve Conditional Use Permit BOA26-01, submitted by Dennis Hankemeier, to allow a commercial campground in the A-1 Agricultural District in Perry Township, based on the Board's determination that the required findings of Section 4.5 had been met, subject to the following conditions:

1. This Conditional Use Permit authorizes a maximum of nine (9) portable cabin structures and twenty (20) primitive campsites (29 total campsites). Any increase in the total number of campsites or cabin structures beyond those approved herein shall require further Board of Adjustment review.
2. Development shall occur in general conformance with the submitted conceptual site plan.
3. As improvements or phases are implemented, updated site plans shall be submitted to the Zoning Administrator for administrative review to confirm compliance with zoning requirements. Minor modifications may be approved administratively; substantial changes may require further Board review.
4. Lodge/barn sleeping capacity shall be established through State Fire Marshal and County review prior to occupancy for lodging purposes. The applicant shall submit an updated site plan and occupancy documentation to the Zoning Administrator for review prior to use of the lodge for overnight accommodations.

5. No campsites, structures, roads, utilities, or sanitation facilities shall be placed within mapped floodplain unless permitted in accordance with applicable floodplain regulations.
6. This Conditional Use Permit shall expire if the use is not substantially underway within one (1) year of approval.
7. The conditional use is limited to the stated site identified in the application and is not transferable to any other site without prior Board of Adjustment action.
8. The conditional use permit is granted personally to Dennis Hankemeier and is not transferable to another person without prior Board of Adjustment action.
9. Attendees shall be limited to stays of seven (7) days or less per stay, and the use shall not be used for long-term residency.

Motion carried by voice vote.

**STAFF UPDATE/OTHER BUSINESS**

Staff advised the Board that the next Board of Adjustment meeting would be held on March 23, 2026, and reminded members that meeting times will change to 7:00 p.m.

**ADJOURNMENT**

Chair Nickeson asked for a motion to adjourn. Kendell moved to adjourn, and Chair Nickeson declared the meeting adjourned at 6:43 p.m.

Respectfully submitted,  
*Becca Pflughaupt*  
Zoning Administrator

Adopted: 3/23/2026