

DELAWARE COUNTY BOARD OF ADJUSTMENT

1:00 p.m.

Tuesday, February 21, 2023

Conference Room (basement), Delaware County Courthouse
301 E Main Street, Manchester, Iowa

Board Members Present: Chairperson Tammy Eibey, Vice Chairperson Therese Beswick, Marv Heims, and Randy Rattenborg.
Board Members Excused: Lamont Davidson.
Board Members Absent: none.
Staff Members Present: Zoning Administrator Alex Linderwell, and ECIA Senior Planner Laura Carstens.

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Linderwell, Secretary to the Board of Adjustment, at 1:06 p.m. and roll call was taken.

WORK SESSION:

Sample Appeal 1: Linderwell reviewed the case file of the application. Discussion followed on the number of houses that can be built on a farm. The Board discussed other ways to accommodate the request: build a house on a 5-acre lot to meet minimum farm exempt acreage, build a house on a 1-to-2-acre lot and meet all setbacks, or request a special exception to build a house with reduced setbacks.

Sample Special Exception 1: Linderwell reviewed the case file of the application, site plans, staff report, map, and related information. Discussion followed on potential impacts to other properties, which setbacks were special exceptions, and which setbacks met the code.

Sample Special Exception 2: Linderwell reviewed the case file of the application, site plan, and staff report. Discussion followed on developing specific checklists for heavy industrial and other intense uses and structures that required information on impacts to utilities, traffic, etc. when the special exception application was filed to help with staff analysis. This in turn would help inform the Board's decision.

ITEMS FROM PUBLIC: None.

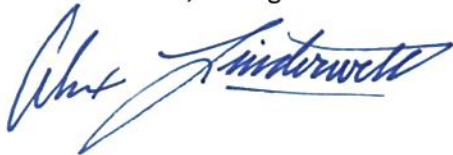
ITEMS FROM BOARD: Other Business.

ITEMS FROM STAFF: Next Meeting is March 21, 2023 at 1:00 pm in the Conference Room (basement), Delaware County Courthouse.

ADJOURNMENT: Motion by Beswick, second by Heims, to adjourn the Board meeting. Motion carried unanimously. The meeting adjourned at 2:49 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator



Adopted: 3-21-23