

DELAWARE COUNTY BOARD OF ADJUSTMENT

1:00 p.m.

Tuesday, December 19, 2023

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

Board Members Present: Chair Tammy Eibey, Vice Chair Therese Beswick, Board Members Randy Rattenborg and Lamont Davidson (via Teams).

Board Members Excused: Board Member Marv Heims.

Board Members Absent: none.

Staff Member Present: Zoning Administrator Alex Linderwell, Auditor Carla Becker, and ECIA Senior Planner Laura Carstens.

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Tammy Eibey at 1:02 p.m. and roll call taken. There were no members of the public in attendance.

MINUTES: Motion by Beswick, seconded by Rattenborg, to approve the minutes of the November 21, 2023 Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Davidson, Beswick, Rattenborg, and Eibey; Nay – None.

ITEMS FROM PUBLIC: None.

ITEMS FROM BOARD: Other Business: Potential Zoning Ordinance amendments

Cell Tower Decommissioning: Zoning Administrator Linderwell noted that additional information was provided by Board member Therese Beswick and a draft Zoning Ordinance amendment was attached. Discussion followed. Consensus was to remove references to salvage value and to remove any tower facilities above and below grade, unless it is desired by the landowner landlord to keep it. Discussion followed on bonding standards and notice of discontinuance. After further discussion, consensus was to combine the subsection on Site Restoration or Reclamation with the subsection on Removal.

Plat Review for Zoning Compliance: Zoning Administrator Linderwell reviewed the draft checklist. Auditor Carla Becker reviewed the types of plats for lot splits and subdivisions that are reviewed by County staff, the County’s review process, and the joint review of subdivisions within 2 miles of a city. Discussion followed on whether the review should be in the Zoning Ordinance, and on different options for zoning review without extending the plat approval process. Consensus was to use acknowledgement of receipt by the Zoning Administrator for now, and then reevaluate the process in late 2024.

ITEMS FROM STAFF: Next Meeting: January 16, 2024

ADJOURNMENT: Motion by Rattenborg, seconded by Beswick, to adjourn the Board of Adjustment meeting. Motion carried by the following vote: Aye – Davidson, Beswick, Rattenborg, and Eibey; Nay – None. The meeting adjourned at 2:15 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: _____