

APPROVED MINUTES

DELAWARE COUNTY BOARD OF ADJUSTMENT

1:00 p.m.

Tuesday, August 20, 2024

Conference Room (basement), Delaware County Courthouse

301 E Main Street, Manchester, Iowa

Board Members Present: Chair Tammy Eibey, Vice Chair Therese Beswick, Board Member Randy Rattenborg.

Board Members Excused: Marv Heims and Lamont Davidson.

Board Members Absent: none.

Staff Member Present: Zoning Administrator Alex Linderwell, ECIA Senior Planner Laura Carstens.

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Tammy Eibey at 1:05 p.m. and roll call taken.

MINUTES: Motion by Beswick, seconded by Rattenborg, to approve the minutes of the July 16, 2024 Board of Adjustment meeting as presented. Motion carried by the following vote: Aye – Beswick, Rattenborg, and Eibey; Nay – None.

PUBLIC HEARING:

CASE: 4-24 Special Exception- 26190 213th Ave Delhi, IA 52223 in Milo Township, Section 25, Township 88, Range 5 W, PIN 250250601400

Applicant: Kevin Glanz

Proposal: Proposing a deck addition with a proposed 3' side yard setback instead of required 5' setback in the R-4 Lake Delhi Residential/Recreational District

Kevin Glanz, the applicant, reviewed the application to construct a deck addition with a proposed 3' side yard setback instead of required 5' setback. He explained about the project, describing the location of the lot, the grandfathering of the existing deck, and his desire to maintain the existing 3' setback with the new deck on the southwest side of property. He noted he had talked with the neighbor to the south, and they had no concerns.

Discussion followed between the Board and Mr. Glanz about the location of the new deck in relationship to the house, garage, and existing deck. He reviewed access to garage and house, existing and proposed steps, distance from the lake, and remaining green space.

Zoning Administrator Alex Linderwell confirmed that the new deck was in excess of the 25' setback from the lake. He noted he had conducted a site inspection to confirm the setback request. He reviewed the staff report, and noted that he had received no comments about the proposal.

Motion by Beswick, seconded by Rattenborg, to approve the application as presented. Motion carried by the following vote: Aye – Beswick, Rattenborg, and Eibey; Nay – None.

ITEMS FROM PUBLIC: None.

ITEMS FROM BOARD: Board members asked about the court case. Linderwell noted that the third-party interests had requested documents from him. Discussion followed that the Board had voted based on the code restrictions, what they could discuss or could not discuss under state code.

ITEMS FROM STAFF: Next Meeting: No cases for September 17, 2024 Board meeting, so next Board meeting likely will be October 15, 2024.

ADJOURNMENT: Motion by Beswick, seconded by Rattenborg, to adjourn the Board of Adjustment meeting. Aye – Beswick, Rattenborg, and Eibey; Nay – None. The meeting adjourned at 1:29 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: 11-19-2024