

**MINUTES OF THE MONONA COUNTY  
BOARD OF ADJUSTMENT  
PUBLIC HEARING June 17, 2024**

On Monday, June 17, 2024, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Marv Hausman, Wray Wright, Nancy McGrain and Sandy Bubke. Absent: Lois Wilson and Angela Lyons. Guests: Brandon Young, property owner and Sarah Delanty, Assistant County Attorney.

The Board of Adjustment meeting was called to order by Marv Hausman at 10:00 a.m. Marv opened the public hearing for the following variance request made by Brandon Young:

A Variance Request Application has been filed by Brandon Young for a reduced side yard setback. According to the Monona County Zoning Regulations, Section 100.17 Bulk Regulations, the required setback for a side yard in the A-1 district is fifty (50) feet. Brandon Young is requesting a side yard setback of ten (10) feet for a new pole building located at 23536 290<sup>th</sup> Street, Blencoe, Iowa.

Sandy explained the lay of the property with where the septic system is located; there is an existing building and large tree. Brandon explained what type of building he wants to put up.

Wray asked Brandon if he had talked to the neighboring property owners, if there were any comments or complaints of requesting the variance. Sandy stated that there were no comments of complaints received either in writing or by phone; no one from the public is attending the public hearing. Sandy stated that Bo Fox received a phone call from William Noble, neighboring property owner that received a notice of public hearing letter from Sandy. William did not understand why he got the letter, Sandy explained to Bo and everything was ok.

Sandy explained to the committee members that this property is in the floodplain and that an application has already been submitted to DNR from Sandy on Brandon's behalf. This process will take time; the construction permit will not be issued until a decision is received from DNR.

There was discussion that the septic system takes up a good portion of the area that a building could go, this would be the hardship of requesting the variance. Sarah discussed that the hardship has been met and that this decision, should the board decide to grant the variance, would not set a precedence on others wanting to build structures closer than the required setbacks. Sarah did mention that the application should have a spot to put what the hardship is that the applicant is requesting. Sandy will update the application before another variance application is received.

With no other discussion, Marv closed the public hearing at 10:20 a.m. and called for a motion. Nancy made a motion to approve Brandon Young's variance application for a side setback from the required 50 feet to 10 feet, seconded by Wray, roll call vote:

Marv – Yes  
Nancy - Yes  
Wray – Yes

Motion carried to approve the variance request. Sandy will prepare a letter and resolution and call Marv to come and sign it.

The meeting was audio recorded.

Wray made a motion to approve the March 20, 2023 meeting minutes, seconded by Nancy, motion carried.

Respectfully submitted,

---

Sandy Bubke, Administrator  
Monona County Zoning

---

Chairman, Board of Adjustment