

**MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING October 24, 2024**

On Thursday, October 24, 2024, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Marv Hausman, Wray Wright, Nancy McGrain, Lois Wilson and Sandy Bubke. Absent Angela Lyons. Guests: Steve and Penny Mauch, property owners and Jeff Hasbrouck.

The Board of Adjustment meeting was called to order by Marv Hausman at 9:00 a.m. Marv opened the public hearing for the following variance request made by Steve Mauch:

Steve Mauch has filed a Variance Request Application for a reduced front yard setback. According to the Monona County Zoning Regulations, Section 100.17 Bulk Regulations, the required setback for a front yard in the A-1 district is seventy-five (75) feet. Steve Mauch is requesting a front yard setback of seventeen (17) feet from the county right of way, for a new 24' x 27' pole building located at 35242 165th Street, Mapleton, Iowa.

Marv asked the board if they received the packet from Sandy and if they had a chance to review the variance request, they had. Marv then asked Steve if he could share why he was requesting the variance. Steve wants to put up a pole building to store his construction equipment and attachments to keep them out of the weather. He will also use this building to work on equipment.

Wray asked Steve what his plans were for floor heating, the propane tank/line, and electrical lines and if there was going to be electrical in the building. The propane tank will stay and the lines will not be affected by construction or placement of the building. It will not have heated floors but will have electricity.

Penny mentioned that the requested variance footage was incorrect. On the map, the building is shown as 50 feet from the center of the road. Sandy mentioned that the building setback has to be outside of the county right of way, so that is how it became 17'. Penny did not realize the county right of requirement.

Jeff Hasbrouck attended the public hearing because his family owns the ground surrounding the acreage and received a notification letter and wanted to learn more about what the variance request was for. He had no objections to the variance being granted. Sandy stated to the board that Jeff was her only contact for the public hearing, no objections were received.

Sandy discussed with the board that the hardship was that the property lot size did not allow the building to be placed anywhere on the property without having to apply for a variance. There are other buildings, house, septic and well on the property giving the Mauch's limited area for the building.

Wray asked Steve that if they approve the variance, he was not planning to change the size of the building he will be building. Steve said no that the size would be 24' x 27'. Sandy stated that she already has the construction permit application, just waiting for the outcome of this meeting.

With no other discussion, Marv closed the public hearing at 9:15 a.m. and called for a motion. Wray made a motion to approve Steve Mauch's variance application for a front yard setback from the required 75 feet to 17 feet, seconded by Nancy, roll call vote:

Marv – Yes
Nancy - Yes
Wray – Yes
Lois - 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 June 17, 2024 meeting minutes, seconded by Lois, motion carried.

Sandy filled the board in on some of the things the zoning commission is working on since it will ultimately affect the Board of Adjustment. Sandy told the board about adding Bitcoin Mining to the Zoning Ordinance and updating the Commercial Wind Farm ordinance.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment