

**MINUTES OF THE MONONA COUNTY  
BOARD OF ADJUSTMENT  
PUBLIC HEARING, June 21, 2021**

On June 21, 2021, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Nancy McGrain, Marvin Hausman, Lois Wilson and Sandy Bubke. Absent Charlie Pike and Angela Lyons. Also, present, Emmett & MaKayla Book.

The Board of Adjustment meeting was called to order by Chairperson Marvin Hausman at 2:00 pm. Marvin opened the public hearing for the following special use permit application made by Emmett:

Mr. Emmett Book has filed a Special Use Permit Application with the Monona County Zoning Office. Mr. Book is obtaining a Used Vehicle Dealers License and a requirement of the license is to meet the zoning requirements of the Monona County Zoning Regulations, Chapter 100. Per Chapter 100, section 100.15 Principal Permitted Uses, this is a permitted use in the A-1 (Agricultural) zoning district with a Special Use Permit, with Restrictions. Per application, existing buildings will be utilized with the addition of fencing.

Emmett shared with the board members what he is planning on doing; he currently has a body shop in Merville. When asked why he does not use the body shop for the used car sales, he stated that the body shop already has a license and they are only allowed one license per address. He will also be able to rent vehicles for people while having their vehicles worked on.

Sandy stated the restrictions that have been put on this type of SUP in the past and asked the board if they would like them to stay the same. The board agreed that they wanted the same restrictions added to the SUP.

No comments or concerns were received by Sandy concerning this SUP request.

Marvin closed the public hearing at 2:10 pm with no more discussion and called for a motion. Motion made by Nancy to approve the special use permit with the following restrictions:

- No more than 15 vehicles can be displayed on the property at one time, not including personal vehicles
- The special use permit will be renewed upon proof of the State of Iowa Dealer's license renewal
- The special use permit is on for Emmett Book at this address and does not transfer to another party or property

Motion seconded by Lois, roll call vote:

Marvin – Yes  
Nancy – Yes  
Lois – Yes

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

The meeting was audio recorded.

Respectfully submitted,

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Sandy Bubke, Administrator  
Monona County Zoning

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Chairman, Board of Adjustment

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On June 21, 2021, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Nancy McGrain, Marvin Hausman, Lois Wilson and Sandy Bubke. Absent Charlie Pike and Angela Lyons. Also, present, Jeff Knight and Debora Conyers.

The Board of Adjustment meeting was called to order by Chairperson Marvin Hausman at 2:30 pm. Marvin opened the public hearing for the following variance request from Jeff Knight:

Mr. Jeff Knight has filed a variance request with the Monona County Zoning Office. A variance request application has been filed by Jeff Knight for a reduced front yard setback according to the Monona County Zoning Regulations, Section 100.17 Bulk Regulations, of seventy-five (75) feet for front yard setback.

Jeff discussed the plans for the building and that it will be used by Debora for your furniture and painting business storage. The parcel layout makes it difficult to meet the front yard setbacks. Jeff is requesting at front yard setback of 58' off 220<sup>th</sup> Street and 38' off Holly Avenue.

Sandy has received only one phone call from Greg Willey, a property owner within 500 feet of the Knight property. He has no problem with the requested setback, just wanted to know what the letter meant that I sent him concerning the public hearing. No other comments were received.

Marvin closed the public hearing at 2:40 pm with no more discussion and called for a motion. Motion made by Lois to approve the variance request, seconded by Nancy.

Roll call vote:

Marvin – Yes  
Nancy – Yes  
Lois – Yes

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

The meeting was audio recorded.

Motion was made by Nance McGrain and seconded by Lois Wilson to approve the meeting minutes from March 23, 2021.

Respectfully submitted,

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Sandy Bubke, Administrator  
Monona County Zoning

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Chairman, Board of Adjustment