

MINUTES
KOSSUTH COUNTY BOARD OF ADJUSTMENT

March 15, 2021

4:00 p.m. Boardroom, Kossuth County Courthouse

Meeting was held virtually via Zoom Virtual Conference Meeting

- Zoom Meeting 392 098 9650 with password 676147
- or
- Dial 1 312 626 6799, Meeting ID: 392 098 9650, Password: 676147

Meeting was called to order by Chairperson Thilges at 4:00 p.m.

Board of Adjustment Members Present in person: Delores Thilges, Chair and Mark Bollig, Vice Chair and Steve Struecker.

Board of Adjustment Members Present virtually: Charles Legler.

Absent: Karla Beenken.

Guest Attending in person: Doug Miller, Zoning Administrator

Guest attending virtually: Debbie Thilges, Kelly Thilges, Bill Rohlfen.

Motion by Steve Struecker and Second by Mark Bollig to approve the March 15, 2021 Agenda of the Kossuth County Board of Adjustment. All present voting aye.

Delores Thilges Nominated Mark Bollig for Chair of the Board of Adjustment. Mark Bollig nominated Delores Thilges for Chair of the Board of Adjustment. Roll call vote followed;

Chuck Legler	Delores Thilges
Steve Struecker	Mark Bollig
Mark Bollig	Mark Bollig
Delores Thilges	Mark Bollig

Mark Bollig is Chair of the Kossuth County Board of Adjustment for the 2021 calendar year.

Mark Bollig nominated Steve Struecker for Vice Chair of the Kossuth County Board of Adjustment. Motion by Chuck Legler and Second by Delores Thilges to cease nominations and cast a unanimous ballot for Steve Struecker to be Vice Chair of the Kossuth County Board of Adjustment. All present voting aye

Motion by Steve Struecker and Second by Delores Thilges to approve the minutes of the September 9, 2020 meeting of the Kossuth County Board of Adjustment. All present voting aye.

Board of Adjustment Member Karla Beenken joined the meeting virtually.

Motion by Delores Thilges and Second by Karla Beenken to open the public hearing on the request from Kelly Thilges for reduction of rear yard setback to 40 feet in the south 1048 feet of the east 306 feet of the south east quarter of the southeast quarter of section 5, Cresco Township. All present voting aye. Doug Miller introduced the request. Property is located Southeast Quarter of Section 5 of Cresco Township. The property is zoned A-1 Agricultural. Proper notice was published in the following newspapers; Bancroft Register, February 24, 2021, Swea City Herald, February 24, 2021 and Kossuth County Advance, February 25, 2021. Proper notice was mailed to all owners adjoining or adjacent to the

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property. Written comments were received and read from Janet Sowers-McCann, Cheryl Sowers McCann, Debra Thilges, Robert Thilges, William Bradford, Donelle Bradford, James Bradford, Ethan Bradford, Donelle Bradford, Dustin Hansen and Brenda Duckert.

Kelly Thilges is constructing the building to be leased to Bill Rohlfen. The proposed use of the building is to dry prairie plants and extract oil for a medicinal purpose. Waste product is composted. Noise would be from drying fans.

Letters from Janet Sowers et al, William Bradford et al, Debbie Thilges et al and Dustin Hansen et al were read and reviewed.

Motion by Delores Thilges and Second by Steve Struecker to close the public hearing on the request from Kelly Thilges for reduction of rear yard setback to 40 feet in the south 1048 feet of the east 306 feet of the south east quarter of the southeast quarter of section 5, Cresco Township. All present voting aye.

Motion by Steve Struecker and Second by Delores Thilges to approve the request of Kelly Thilges for reduction of rear yard setback to 40 feet in the south 1048 feet of the east 306 feet of the south east quarter of the southeast quarter of section 5, Cresco Township. All present voting aye.

Karla Beenken left the meeting.

Motion by Delores Thilges and Second Steve Struecker to approve the following variances that have been previously approved by mail;

Variance 2020-03 of Gold Eagle Cooperative which reduces the front yard building setback be reduced to 50 feet from the south road B14 and 10 feet from the west road P66 in Parcel 1, of Plat of Survey recorded in the Kossuth County Recorder's Office as document 2011-2322.

Variance 2020-04 of Mike Gabor which reduces the minimum area to be 3.56 acres for the following described real estate;

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 98 NORTH, RANGE 27 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, KOSSUTH COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,590.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 22.38 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 07 SECONDS WEST, A DISTANCE OF 603.60 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 27 SECONDS EAST, A DISTANCE OF 21.66 FEET; THENCE SOUTH 86 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF 163.44 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 58 SECONDS EAST, A DISTANCE OF 52.59 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 136.36 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 40 SECONDS EAST, A DISTANCE OF 370.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 26 MINUTES 18 SECONDS EAST THENCE ALONG SAID NORTH LINE, A DISTANCE OF 472.56 FEET; THENCE SOUTH 04 DEGREES 58 MINUTES 34 SECONDS WEST, A DISTANCE OF 269.15 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 41 SECONDS EAST, A DISTANCE OF 450.79 FEET TO THE POINT OF BEGINNING. CONTAINING 3.58 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENT OR

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RESTRICTIONS OF RECORD.

Variance 2020-05 of Ron and Helen Stenzel which reduces the minimum area to be 2.10 acres for the following described real estate;

That part of the northeast quarter of the northeast quarter of Section 5, Township 99 north, Range 29 west of the 5th P.M., Kossuth County, Iowa, described as follows:

Beginning at the southeast corner of said northeast quarter of the northeast quarter; thence north 0°42'02" west 248.25 feet along the east line of said northeast quarter of the northeast quarter; thence south 89°37'51" west 369.00 feet; thence south 0°42'02" east 248.25 feet to a point on the south line of said northeast quarter of the northeast quarter; thence north 89°37'51" east 369.00 feet to the point of beginning, containing 2.10 acres subject to public road right-of-way along the east line of said northeast quarter.

All present voting aye.

Motion by Steve Struecker and Second by Chuck Legler to adjourn the March 15, 2021 meeting of the Kossuth County Board of Adjustment. All present voting aye.

Meeting Adjourned at 4:45 p.m.

Attest:

Doug Miller
Kossuth County Zoning Administrator

Mark Bollig, Chairperson
Kossuth County Board of Adjustment

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