

BOARD OF ADJUSTMENT BUCHANAN COUNTY

**MINUTES
Monday, April 13, 2020**

The Buchanan County Board of Adjustment meeting was called to order at 7:06 PM by Chairperson Ehlers. The meeting was held electronically due to concerns with COVID-19 and social distancing which made an in-person meeting impossible or impractical.

ROLL CALL

PRESENT: Deb Ehlers, Dan Sperflage, Karen Stephenson, Louis Wendling, Al Wulfekuhle

ABSENT: None

STAFF: Matt Even, Zoning Administrator

PUBLIC GUEST: Randy Rattenborg

APPROVAL OF MINUTES

Motion by Wulfekuhle to approve the minutes of the January 24, 2019 meeting as submitted. Second by Sperflage. All in favor. Motion carried.

ELECTION OF OFFICERS

Chairperson

Ehlers opened the floor for nominations. Wulfekuhle nominated Sperflage. Nominations ceased. Ehlers closed nominations

SPERFLAGE: 5

OTHER: 0

Sperflage was elected Chairperson.

Vice-Chairperson

Sperflage opened the floor for nominations. Ehlers nominated Wulfekuhle. Nominations ceased. Sperflage closed nominations.

WULFEKUHLE: 5

OTHER: 0

Wulfekuhle was elected Vice-Chairperson.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

V2020001 – Robert Webster – Variance

Even reviewed the variance application. Even reviewed the original layout of the single-family dwelling and the addition that has been added on. Even reviewed how property is removed from the floodplain and how this caused confusion with the permitting process. Even reviewed the elevations relevant to the structure and surrounding ground. Even displayed images of the new addition. Even presented the staff report. Wulfekuhle inquired why Rattenborg was listed as the applicant and Robert Webster as the property owner. Even explained that Rattenborg made the application on behalf of Webster as he is his surveyor. Wulfekuhle inquired who was living here and Rattenborg responded that Robert Webster was living here with his family. Wendling inquired if this is a permanent residence or seasonal cabin and Even replied that it is a permanent residence. Even reviewed the history of this addition and the actions of all parties involved. Even reviewed the floodplain management variance criteria. Staff found this request to meet the required floodplain management variance criteria.

Sperflage inquired what the crawlspace was used for. Rattenborg responded that this is just being used for access to utilities. Sperflage asked if the crawlspace had a concrete or dirt floor and Rattenborg responded that it had a concrete floor. Wulfekuhle stated that this area does flood so it is probably good that the floor has been elevated and the fill added. Wendling inquired if Webster could collect money from FEMA if the dwelling flooded and Rattenborg responded that he could potentially and anyone can buy flood insurance regardless of risk. Sperflage inquired if they were planning to remove the fill around the addition and Rattenborg responded that they are not, but once this is approved he will file with FEMA to have this structure removed from the floodplain.

Motion by Wendling to approve case V2020001. Second by Ehlers.

Even stated that the Iowa Department of Natural Resources did recommend a condition be placed on the approval and asked for clarification if that was part of the motion.

Wendling amended his previous motion to approve case V2020001, subject to the conditions of the staff report. Second by Ehlers.

VOTING IN FAVOR: Ehlers, Sperfslage, Stephenson, Wendling, Wulfekuhle

VOTING IN OPPOSITION: None

Motion carried.

ANNOUNCEMENTS

Even announced that there is a bill pending the signature of the Governor that would require all Board of Adjustment members to reside within the unincorporated area. Even stated that there were many concerns voiced to the Governor's office and her office indicated that they were considering vetoing the bill or letting it expire. Even will continue to update the Board as he hears more.

ADJOURNMENT

Motion by Wulfekuhle to adjourn. Second by Wendling. All in favor. Motion carried.

The meeting adjourned at 7:26 PM.

Respectfully submitted,

Matt Even, Secretary