

Dubuque County Zoning Board of Adjustment Minutes of November 2, 2021

Chairperson Ben Schroeder called the meeting to order at 7 p.m.

A. ROLL CALL: Members Present via a Zoom teleconference meeting: Michelle Switzer. Members present at the Dubuque County West Campus, 1225 Seippel Road: Ben Schroeder, Lillian Kremer, Loras Link and Dave Klein. Staff present via a Zoom teleconference meeting: Tammy Henry. Staff Present at the Dubuque County West Campus, 1225 Seippel Road: Amy Schmerbach.

B. APPROVAL OF MINUTES: A motion was made by Mr. Klein, **seconded by Mr. Link and passed unanimously to approve the Minutes of the October 5, 2021 meeting. Vote: 5-0.**

C. PUBLIC HEARINGS:

BA#11-39-21

PEOSTA PROPERTIES LLC

VARIANCE

The applicant is requesting to build one (1) additional 40' x 120' Storage Building in an M-2, Heavy Industrial zoning district. They are requesting only to have 42 parking spaces instead of the 160 required. They will need a 118 parking space variance. The property, located along Route 52 N approximately .06 miles north of the City of Sageville, is legally described as Lot 2-18 & 2-19 of Marshfield Add Exc. Abandoned Railroad Right of Way Section 3, (T89N-R2E) Dubuque Township, Dubuque County, Iowa.

The property is 3.78 acres and has 1.875 acres that is out of the floodway. The applicant was issued a Flood Plain Permit on 10-10-2018, which has been extended until 2022 by John Wiley from the Soil and Water Department. The applicant was approved by the Board of Adjustment case BA#02-05-18 to build three (3) Storage Buildings. They built all three (3) buildings smaller than originally planned so adding this new Storage Building will make the total square feet of all four buildings 24,000. They were previously approved for 26,250 square feet of storage buildings and they have only built 19,200 square feet of buildings so far. They will not meet the parking space requirement so they will need a variance. Seven (7) letters were sent, six (6) were delivered and the City of Sageville was notified. Raymond & Joan Taylor Trust did not pick up their letter. There was one comment in regards to this case from Larry Gauer of Couler Valley RV. He said he is in favor of this request as his property and business are located within 200' of this request.

Speaking to the Board was Scott Goins, Peosta Properties LLC, 16767 Corderilla Dr., Peosta. Mr. Schroeder administered the following Oath asking the participant to raise his right hand. "Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?" He said yes.

Mr. Goins said they are actually adding more parking stalls than they asked for in the previous variance case.

Mr. Schroeder said this area has a lot of business in the area and has no problem with this request.

Mr. Schroeder asked if anyone had any questions. No one spoke.

A motion was made by Mr. Link, **seconded by Ms. Kremer to approve the variance. The motion passed unanimously. Vote: 5-0.**

D. PUBLIC COMMENTS: None

E. OLD BUSINESS: None

F. NEW BUSINESS: None

G. ADJOURNMENT: A motion was made by Mr. Klein, **seconded by Mr. Schroeder and passed unanimously to adjourn. Vote: 5-0. The meeting adjourned at 7:09 p.m.**