



Dubuque County Board of Adjustment Board of Adjustment Meeting Minutes April 1, 2025

Chairperson Ben Schroeder called the meeting to order at 7 p.m.
Chairperson Ben Schroeder, Vice-Chairperson Dave Klein, Loras Link, DeVon Welty,
Penny Wulfekuhle

The Board of Adjustment met at the Dubuque County West Campus, 1225 Seippel Rd, Dubuque, IA, 52002. You have the option to attend Board of Adjustment meetings. The County offers Zoom with both audio and video available. Every agenda will include information on how to login to attend that meeting. Those wishing to attend meetings in person may do so. All Zoning Board official meetings are recorded and available to be viewed at <https://www.dubuquecountyiowa.gov/467/Agendas-Minutes>

ROLL CALL - Members present: Ben Schroeder, DeVon Welty, Loras Link, Dave Klein, and Penny Wulfekuhle. Staff Present: Tammy Henry, Ed Raber and Lindsey Schreiber.

APPROVAL OF MINUTES – A motion was made by Ms. Wulfekuhle, **seconded by Mr. Klein, and passed unanimously to approve the minutes of the March 4, 2025, meeting. Vote: 5-0.**

PUBLIC HEARINGS:

BA#04-09-2025 Benjamin Goerdts – Variance – Speaking to the board was Benjamin Goerdts. A motion was made by Mr. Link, **seconded by Mr. Schroeder, to approve the variance request. The motion passed unanimously. Vote: 5-0.**

BA#04-10-2025 Ryan Sindt – Special Use Permit – Speaking to the board was Ryan Sindt. A motion was made by Mr. Klein, **seconded by Ms. Wulfekuhle to approve the Special Use Permit. The motion passed unanimously. Vote: 5-0.**

BA#04-11-2025 Ryan Sindt – Variance - Speaking to the board was Ryan Sindt. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Klein to approve the variance request. The motion passed unanimously. Vote: 5-0.**

BA#04-12-2025 Jonathan & Emily Brokens – Variance – Speaking to the board was Jonathan Brokens. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Link to approve the variance request. The motion passed unanimously. Vote: 5-0.**

BA#04-13-2025 Brian & Abigail Harris – Variance – Speaking to the board was Brian Harris. A motion was made by Mr. Klein, **seconded by Mr. Schroeder to approve the variance request. The motion passed unanimously. Vote: 5-0.**

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BA#04-14-2025 Timothy & Michelle Lambert – Variances – Speaking to the board was Timothy Lambert. Ms. Henry said she could not recommend the board to approve the variance request because the restrictive covenants of the subdivision state there is a ten-foot-wide utility easement that runs along the side lot lines and rear lot lines. Mr. Lambert explained a document was being prepared to remove the ten-foot-wide utility easement. A motion was made by Mr. Klein, **seconded by Mr. Link to table the variance request**. **The board requested the applicant to return with the completed recorded document removing the existing utility easement which must be filed at the Dubuque County Recorder’s office along with a graphic design of the proposed building placed on the applicant’s lot. The motion passed unanimously. Vote: 5-0.**

OLD BUSINESS: None

NEW BUSINESS: The deadline for the Planning and Zoning training for the Iowa State University Extension office is coming up. The training date is April 29, 2025. Mr. Raber said he is currently working with consultants regarding the Unified Development Code.

PUBLIC COMMENTS: None

ADJOURNMENT: A motion was made by Ms. Wulfekuhle, **seconded by Mr. Schroeder to adjourn the meeting. The motion passed unanimously. Vote: 5-0. The meeting ended at 8:21 p.m.**