



Dubuque County Board of Adjustment Board of Adjustment Meeting Minutes August 5, 2025

Chairperson Ben Schroeder called the meeting to order at 7 p.m.
Chairperson Ben Schroeder, Vice-Chairperson Loras Link, Dave Klein, 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: Amy Schmerbach and Lindsey Murphy.

APPROVAL OF MINUTES – A motion was made by Mr. Link, **seconded by Ms. Wulfekuhle, and passed unanimously to approve the minutes with corrections of the July 1, 2025, meeting.**
Vote: 5-0.

PUBLIC HEARINGS:

BA#08-28-25 Richard & Cindy Kirby – Special Use Permit – Speaking to the board was Richard & Cindy Kirby. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Schroeder, to approve the Special Use Permit. The motion passed unanimously. Vote: 5-0.**

BA#08-29-25 Richard & Cindy Kirby – Variances - Speaking to the board was Richard & Cindy Kirby. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Klein, to approve the variance request. The motion passed unanimously. Vote: 5-0.**

BA#08-30-25 Verizon Wireless & Matthew Mescher – Special Use Permit – Speaking to the board was Matthew Mescher & Kristina Ortolani with Verizon Wireless. A motion was made by Mr. Link, **seconded by Ms. Welty, to approve the Special Use Permit. The motion passed unanimously. Vote: 5-0.**

BA#08-31-25 Shirley Schueller & William & Molly Schueller – Special Use Permit – Speaking to the board was William & Molly Schueller. A motion was made by Mr. Link, **seconded by Mr. Klein, to approve the Special Use Permit. The motion passed unanimously. Vote: 5-0.**

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BA#08-32-25 Joseph & Jenna Lueck – Variances – Speaking to the board was Jenna Lueck. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Link, to approve the variance request. The motion passed unanimously. Vote: 5-0.**

BA#08-33-25 Cody & Katlyn Peacock/Mitchell Gibbs Construction - Variance – Speaking to the board was Marty Gibbs, Mitchell Gibbs Construction. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Link, to approve the variance request. The motion passed unanimously. Vote: 5-0.**

BA#08-34-25 Michels Road & Stone Inc. & River City Paving a division of Mathy Construction – Special Use Permit - Speaking to the board was David Melum. A motion was made by Ms. Welty, **seconded by Mr. Schroeder, to approve the Special Use Permit. The motion passed unanimously. Vote: 5-0.**

BA#08-35-25 Dubuque County & Dubuque County Engineer – Variances - Speaking to the board was Wyatt Anderson, Dubuque County Engineer’s Office. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Link, to approve the variance request. The motion passed. Vote: 4-1. Ms. Wulfekuhle, Mr. Link, Mr. Klein, and Mr. Schroeder voted in favor of the request. Ms. Welty voted against the variance request.**

BA#07-27-25 Joseph & Susan Berger – Variance – Speaking to the board was Ms. Berger. Mr. Norbert Link & Anne Williams spoke against the variance request. A motion was made by Ms. Wulfekuhle, **seconded by Mr. Schroeder, to approve the variance request. The motion passed. Vote: 4-1. Ms. Wulfekuhle, Mr. Link, Mr. Klein, and Mr. Schroeder voted in favor of the request. Ms. Welty voted against the variance request.**

OLD BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENTS: None

ADJOURNMENT: A motion was made by Mr. Link, **seconded by Ms. Wulfekuhle to adjourn the meeting. The motion passed unanimously. Vote: 5-0. The meeting ended at 8:20 p.m.**