

**MILLS COUNTY
ZONING BOARD OF ADJUSTMENTS**

403 Railroad Avenue
Glenwood, IA 51534

MEETING MINUTES

Meeting Date:	<i>January 17, 2023</i>	Time Called to Order:	<i>6:30 PM</i>
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	Present	Absent
BOARD MEMBERS	Patrick Collins	X
	Ted Golka	X
	Cory Leick (Chair)	X
	Jennifer Warren (Vice Chair)	X
	Heather Jenneman	X
	Richard Crouch (<i>Board of Supervisors</i>)	X
	Holly Jackson (<i>Zoning Administrator</i>)	X
	Audra Krueger (<i>staff</i>)	X

General meeting notes and minutes:

1. Approval current meeting agenda
Motion to approve by: Warren 2nd by Golka, Motion carried.

2. Approval of previous Meeting Minutes
Motion to Approve by: Golka 2nd by Warren, Motion carried.

3. Elect Chair and Vice Chair for 2023
Motion to Nominate Chair: Leick by Golka 2nd by Warren.
Motion to Nominate vice Chair: Warren by Jenneman 2nd by Golka.

4. New Business:

Discussion/ Formal Action of Conditional Use Permit **#23-153** for the proposed Commercial use of a Campground, to operate as a glamping operation, at the address located at 25978 Pathfield Road Glenwood, in the Rawles Township in the Agricultural-Residential (AR) Zoning District, legally described E PT NW ¼ NE ¼ EX TR NW COR, Parcel Number 124220010100000 Sec/Twp/Rng 29-71-42.

 - Applicant's Presentation by Marcel Devetten and Amy Kern. Power Point presentation given by Marcel Devetten. The owner would like to open a glamping operation with covered wagons for upscale camping.

- Staff Report Presented by H. Jackson
- Board Discussion. Concerns raised during public comment were addressed during board discussion.
- Board read and discussed Performance Standards. Answered public concerns that they were able to. Jackson will follow up with other entities to obtain other answers.
- Public Comment. Susan Delavan and David Crom were in attendance. They asked that the following items be addressed. Dump sites, larger campers, shower house, short- or long-term stays, traffic on the roads, erosion, watershed, environment, county agency monitoring, would permit expire if/when a new owner takes the property, liability, recreational vehicles, firearms.
- Board Action
Motion to Approve by: Warren.
2nd by: Jenneman Aye: 4 Nay: 0

5. New Business:

Discussion/Formal Action of Conditional Use Permit #23-154 for the proposed Residential use of a Single-Family Residence, in an existing commercial business operating as a Dog Kennel, at the address located at 18050 Bunge Ave. Council Bluffs, in the St. Mary's Township in the Industrial (I) Zoning District, legally described as PCL G NW ¼ SW ¼, Parcel Number 035850030500000 Sec/Twp/Rng 6-73-43

- Applicant's Presentation: Presented by Joe Huntoon, applicant would like to build living quarters above the approved dog kennel.
- Staff Report Presented by H. Jackson
- Board Discussion. Board asked questions and for clarifications of the applicant pertaining to the change.
- Public Comment: None
- Board Action
- Motion to Approve by Gulka
2nd by Jenneman Aye: 4 Nay: 0

6. Meeting Adjourned:

Motion to adjourn by Warren. 2nd by Golka – Motion carried.
Meeting adjourned.

END