

**MILLS COUNTY
ZONING BOARD OF ADJUSTMENTS**

403 Railroad Avenue
Glenwood, IA 51534

MEETING MINUTES

Meeting Date:	January 20, 2026	Time Called to Order:	6:30 PM
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		Present	Absent
BOARD MEMBERS	Patrick Collins	X	
	Ted Golka	X	
	Cory Leick (Chair)	X	
	Katelyn Murtfeld	X (via zoom)	
	Heather Jenneman	X	
	Jack Sayers (Board of Supervisors)	X	
	Audra Krueger (Permit Technician)	X	
	Matt Wyant (Building and Zoning Consultant)	X	

General meeting notes and minutes:

- Approval of the current meeting agenda
Motion to approve by: Collins 2nd by Golka,
- Approval of previous Meeting Minutes
Motion to Approve by: Golka 2nd by Jenneman
- **Discuss/Formal Action:** on Chair and Vice Chair Selection of the new 2026 Zoning Board of Adjustment Officers:
- ZBA Chair: Nomination of Cory Leick
Nominated by Golka 2nd by Jenneman Vote: Ayes 4, Nays 0, Abstain 1

Vice Chair: Nomination of Pat Collins
Nominated by: Golka 2nd by Jenneman Vote: Ayes 5, Nays 0
- **New Business:**
- **Discussion/Formal Action** on Conditional Use Permit **#26-01** for the proposed Commercial Dog Kennel Operation at the address of 63944 310th St Malvern, IA, in the White Cloud Township in the Agricultural (Ag) Zoning District, Parcel No. 112540020100000 Sec/Twp/Rng 7-71-41

- Applicants' Presentation by Ryan David with the intention to open a dog kennel at the address stated above. The Applicant discussed plans for the following waste management, landscaping, noise, building design, cleaning.
- Public Comment: one neighbor spoke and one submitted a letter both in favor of the kennel
- Staff Report was read by Matt Wyant, Building and Zoning Consultant.
- Board Discussion: Discussion included the performance standards. Board asked questions of the applicant concerning the following items: primarily inside kennels with some being connected to outside, other permits required state or federal, if building has or will have HVAC, what if a dog gets loose, and is there a limit to the number of kennels. All questions were answered by the applicant. Conditions were set by the ZBA.
- Board Action: Motion to Approve with recommendation of meeting all Staff Recommendations
Motion made to Approve by: Collins. 2nd by: Jenneman.
Vote: Roll Call Collins - Yes, Golka - Yes, Leick - Yes, Jenneman - Yes, Murtfeld - Yes.
Motion Carried

➤ **Discussion/Formal Action:** Conditional Use Permit application 26-02 for a proposed Commercial Use Trade Services, Business of Portable Restrooms located at the address of 54948 250th St Glenwood, IA in Oak Township, in the Agricultural/Residential District (A/R) Parcel ID # 024440010100000 Sec/Twp/Rng 30-73-42

- Cory Leick, Zoning Board of Adjustment, Chair recused himself for this application.
- Applicants' Presentation by Gary Martin, owner of G & T Services LLC, presented his application regarding his portable restroom business. Applicant spoke on the following: current location of business, employees are local, no waste storage at location, how the portables will be stored, parking for vehicles, traffic, noise, odor, glare. Committed to operate business in accordance with regulations set forth by the ZBA. Has other locations where a portion of the portables are stored. Licenses have been acquired for the business.
- Questions were asked by the ZBA, number of employees, units on site, still using existing site for now, where waste is dumped.
- Staff report was read by Matt Wyant, Building and Zoning Consultant, dumpster aspect of this was not known. This recommendation is only for the portable business.
- Public Comment: Numerous neighbors spoke against the conditional use permit. Reasons included but are not limited to odor, business traffic, detracts from the appeal of the land, narrow road, property value, and safety.
Former neighbors and other business owners spoke in favor of G & T Services, LLC.
- Board Discussion: Included performance standards, landscaping, parking/storage of vehicles, portables, and traffic.
- Board Action: Motion to Approve by Jenneman. 2nd by Golka
Vote: Roll Call- Jenneman - Yes, Golka - Yes, Collins - Yes, Murtfeld - Yes, Leick - Abstain
Motion Passed
- Leick joined Board again.

- New Business: Matt Wyant asked for two Zoning Board of Adjustment members to meet with Lee Greenwald, Attorney, regarding the landfill in Mills County. Volunteers are Ted Golka and Pat Collins. Jack Sayers, Board of Supervisor, will be attendance at the meeting as well.
- Meeting Adjourned:
 - Motion to adjourn by Golka 2nd by Jenneman– Motion carried.
 - Meeting adjourned.

Please see recorded minutes for more discussion.

END