

**MILLS COUNTY
ZONING BOARD OF ADJUSTMENTS**

403 Railroad Avenue
Glenwood, IA 51534

MEETING MINUTES

Meeting Date:	<i>April 21, 2026</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
	Heather Jenneman	X	
	Jeff Evans	X	
	Jack Sayers (<i>Board of Supervisors</i>)		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: Golka 2nd by Jenneman
Vote: Ayes 4 Nays 0
- Approval of previous Meeting Minutes
Motion to Approve by: Golka 2nd by Jenneman
Vote: Ayes 4 Nays 0
- Open Public Hearing on Application 26-05
Motion to Approve by Golka 2nd by Jenneman
Vote: Ayes 4 Nays 0

New Business:

- **Discussion/Formal Action:** Zoning Variance Permit Application **#25-05** for the proposed variance of 50 feet of the street (side yard, Fandt Rd) setbacks for the construction of a New Single-Family Dwelling at the property addressed at 55258 Fallow Road in the Oak Township and within the Loess Hills Conservation Zoning District [Parcel ID # 032160000000000] Sec/Twp/Rng: 33-73-43].
- Applicants' Presentation: Tanda Moore presented the reason why they were asking for a variance on the property.
- Public Comment: Three members of the public spoke concerning the HOA rules for their neighborhood. Concerns raised were the need for a water connection, septic, and their roads. It was stated that the HOA has a 15-foot easement.

- Staff Report was read by Matt Wyant, Building and Zoning Consultant. Staff recommended to deny the application as it is written but offered the board the alternative solution of a 38-foot setback. He also explained that the department has nothing to do with the HOA and their covenants.
 - Board Discussion: Included distance of 38 feet, line of site, the HOA and the fact that the applicant will need to contact them and public health for septic.
 - Board Action: Motion to Approve with 38 Foot set back
Motion made to Approve by: Golka. 2nd by: Evans.
Vote: Roll Call Collins - Yes, Golka - Yes, Leick – A, Jenneman - Yes, Evans- Yes
Motion Carried
- New Business: Audra Krueger stated that there will be a ZBA meeting held on May 19th, regarding a campground and a review of a conditional use permit.
- Meeting Adjourned:
Motion to adjourn by Golka 2nd by Jenneman– Motion carried.
Meeting adjourned.

Please see recorded minutes for more discussion.

END