

403 Railroad Avenue
Glenwood, IA 51534

Meeting Date:	May 19, 2026	Time Called to Order:	6:30 PM
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General meeting notes and minutes:

- ## New Business:

- Applicants' Presentation: Deb and Kevin Rowe presented a proposal for a small campground to be used for short-term camping.
- Public Comment: Several members of the public spoke against the proposed campground. A variety of concerns were raised to include traffic, roads, lighting, safety for neighbors, property values, pets, gates and fencing.
- Applicants' additional comments: Fence and gates would be installed. Quiet time 10pm-8am, Pets leashed or in RV, Person or persons being disruptive would be asked to leave, length of stay no more than 7 days.

- Close Public Hearing on Application 26-06
Motion to Close Public Hearing by Collins 2nd by Evans
 - Staff Report was read by Matt Wyant, Building and Zoning Consultant. Staff report recommended denying the application for the following reasons: The subject property is in the Class AR Agricultural Residential District. The parcel is inadequate in size, shape or access to handle the intensity of the use. Concerns are that there is not room for any type of visual or sound reducing barrier to be used. Also, the size and shape leave it hard for access with campers and emergency vehicles turning around.
 - Board Discussion: Included confirmation of the following if the site would be supervised by owner, water, no sewer, and no electricity installed, Quiet hours 10pm-8am, Weather shelter-no plans, Security lighting all confirmed by property owner.
 - Board Action: Motion to Deny
Motion made to Deny by: Collins. 2nd by: Jenneman.
Vote: Roll Call Collins - Nay, Leick – Nay, Jenneman - Nay, Evans- Nay
Motion Carried
- Review of Conditional Use Permit # **24-06** Campground located at 20424 Ingraham Ave Pacific Junction in the Platteville Township, in the Agricultural Residential (AR) Zone [Sec/Twp/Rng: 9-72-43) Parcel ID No. 039410010000000.]
 - Applicant for Campground presented a synopsis of his timeline prior to and when he opened for business. Answered questions from the ZBA and Mr. Sayers
 - Complainant presented a slide show, pictures of the campground and items that he wanted to bring to the ZBA's attention.
 - Board Discussion: Wyant went through the ZBA's options regarding what they could do, including modifying the conditions of the permit, order closure until conditions are met or revoking the permit. Discussion regarding the engineering/grading plan for the site, fence lights south berm and signage. Wyant will contact the Mills County Engineer to revisit the grading permit from the applicant to make sure it complies.
 - Amendments to Conditional Use Permit 24-06
 - Motion was made for the Zoning Consultant to go to site to determine how high and how long the screening barrier fence should be.
Motion Made by Collins 2nd by Evans
Roll Call: Collins Yes, Jenneman Yes, Leick Yes, Evans Yes, Motion Carried
 - Motion was made for Lighting to be downcast on site and campers, stationery lighting, nothing projecting.
Motion made by Jenneman 2nd by Collins
Roll Call: Collins Yes Jenneman Yes, Leick Yes, Evans Yes Motion Carried
 - Motion was made for the Zoning Official to determine the height and location of an earthen berm on the south side of the site.
Motion made by Collins 2nd by Evans
Roll Call Evans Yes, Collins Yes, Leick Yes, Jenneman Yes. Motion Carried

- Motion was made for signage at each camp site (5x7) attached to post stating the following.

- Lights off at 11:00 pm
- Contact phone number for campground owner/manager
- Emergency phone number

Motion made by Jenneman 2nd by Collins

Roll Call: Leick Yes, Collins Yes, Evans Yes, Jenneman Yes. Motion Carried

- Motion was made so that all amendments be completed no later than September 1, 2026.

Motion made by Jenneman 2nd by Collins

Roll Call: Jenneman Yes, Leick Yes, Collins Yes, Evans Yes. Motion Carried

- New Business: Matt Wyant stated he would be attending the County Zoning Conference in Pella, IA from May 20-22, 2026
No meeting in June.
- Meeting Adjourned:
Motion to adjourn by Jenneman 2nd by Leick
Meeting adjourned.

Please see recorded minutes for more discussion.

END