

**POTTAWATTAMIE COUNTY  
BOARD OF ADJUSTMENT MINUTES  
WEDNESDAY, AUGUST 25, 2021  
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE  
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

**1. CALL TO ORDER**

Chairman Genereux called the meeting to order at 5:30 P.M.

**2. ROLL CALL**

Members Present: Genereux, Huerter, Leaders, Anderson  
Staff Present: Kalstrup

**3. MINUTES**

Motion #1: to approve the Minutes of June 23, 2021.  
Motion by: Huerter.  
Second by: Leaders.  
Vote: Unanimous. Motion carried.

**4. PUBLIC HEARING**

The Chairman read a statement advising the audience that the public hearings would be conducted in accordance with the Board's Rules of Procedure.

**CASE #CU-2021-05**

**PROPERTY OWNER:** Courtney L McIntosh  
**REQUEST:** Conditional use approval to permit commercial kennel in an A-2 Zoning District.  
**TOWNSHIP:** Keg Creek  
**STREET:** 14966 275<sup>th</sup> St  
**ZONING:** A-2 (Agricultural Production)  
**LEGAL DESCRIPTION:** 10-74-42 PT NE NW COMM NE COR TH W546.23' S702.95' NELY621.22' N408.59' TO POB(PARCEL A)

Motion #2: to open the public hearing on Case #ZV-2021-05.  
Motion by: Anderson.  
Second by: Huerter.  
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #ZV-2021-05.  
Motion by: Leaders.  
Second by: Huerter..  
Vote: Unanimous Vote. Motion Carried.

Motion #4: to approve the request of Courtney L. McIntosh for conditional use approval to permit a commercial kennel in an A-2 Zoning District, as filed under Case #CU-2021-05, subject to the following conditions:

1. The applicant shall secure a license from the Iowa Department of Agriculture and Land Stewardship prior to opening the kennel.
2. The owner shall follow a manure plan.
3. The number of dogs shall be limited to seven (7) dogs.
4. Signage, if proposed, shall be required to comply with Chapter 8.090.030.06.
5. The applicant shall secure permit approval through the County Building Code Division to ensure that the structure complies with the Pottawattamie County, Iowa, Building Codes.

6. The applicant shall secure permit approval through the County Environmental Health Division for the septic system.
7. The applicant shall agree to allow the Pottawattamie Animal Control Division to inspect the facility at least once per year.

Based on the following facts of findings:

1. The subject property is located in the A-2 (Agricultural Production) District. The County Zoning Ordinance, which is adopted in conjunction with the Land Use Plan, stipulates that the proposed land use is a permitted conditional use in the A-2 District.
2. The subject property is located in an area which consists primarily of ag uses. The kennel is not foreseen to have any negative impact on area properties.
3. The existing road system is adequate to accommodate this activity.
4. The aforementioned conditions will minimize any potential adverse impact on adjoining properties.

Motion by: Leaders.  
Second by: Huerter.  
Vote: Ayes – Leaders, Huerter, Genereux, Anderson. Motion Carried.

**5. ADJOURNMENT**

Motion #5: to adjourn.  
Motion by: Leaders.  
Second by: Huerter.  
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 6:46 P.M.

APPROVED: \_\_\_\_\_  
Mike Genereux, Chairman Date

ATTEST: \_\_\_\_\_  
Pam Kalstrup, Acting Planning Director  
Planning & Development