

POTTAWATTAMIE COUNTY
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA

Wednesday, March 27, 2024
5:30 P.M. - MEETING

SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA

1. CALL TO ORDER

Chairman Genereux called the meeting to order at _____ P.M.

2. ROLL CALL

Members Present: Genereux Kay Leaders Anderson Huerter

Members Absent: Genereux Kay Leaders Anderson Huerter

Staff Present: Kalstrup Wyant

3. MINUTES

Motion #1: to approve the Minutes of February 28, 2024

Motion by: _____

Second by: _____

Vote: _____

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 #ZV-2024-03

PROPERTY OWNER:

Pottawattamie County Conservation Board

APPLICANT:

Red Lion Renewables

REPRESENTED BY:

Terry Dvorak

REQUEST:

A fifty (50') foot front yard setback variance to allow the construction of ground mounted solar arrays with a front yard setback of 10' in lieu of 60' in a Class A-1 (Open Space Conservation) District.

TOWNSHIP:

Rockford

STREET:

28072 Ski Hill Loop

ZONING:

A-1 (Open Space Conservation)

LEGAL DESCRIPTION:

36-77-44 PT SE SW COMM SW COR E TO SE COR N333'
NW328' WLY227' NW265' WLY TO W LINES1039.5' TO POB

CASE #ZV-2024-04

APPLICANT:

Regional Water

REPRESENTED BY:

DGR Engineering

REQUEST:

A twenty five (25') foot front yard setback and street side yard setback variance in lieu of 75' and a lot size variance of 1.5 acres variance in lieu of two (2) acres to allow the construction of ground booster pump station for potable water in a Class A-2 (Agricultural Production) District.

TOWNSHIP:

York

STREET:

330th St and Juniper Rd

ZONING:

A-2 (Agricultural Production)

LEGAL DESCRIPTION:

27-76-41 PT SW SW EXC COMM 810.61'E SW COR TH
E472.87' N384.52' W241.52' SW138.89' W142.77' S275' TO
POB

CASE #CU-2024-01

APPLICANT:

Regional Water

REPRESENTED BY:

DGR Engineering

REQUEST:

Conditional use approval to permit construction of a ground booster pump station for potable water in a Class A-2 (Agricultural Production) District.

TOWNSHIP: York
STREET: 330th St and Juniper Rd
ZONING: A-2 (Agricultural Production)
LEGAL DESCRIPTION: 27-76-41 PT SW SW EXC COMM 810.61'E SW COR TH E472.87' N384.52' W241.52' SW138.89' W142.77' S275' TO POB

CASE #CU-2024-02

PROPERTY OWNER: Erich Ziph
APPLICANT: BTC, Inc.
REPRESENTED BY: Chris Nieland
REQUEST: Conditional use approval to permit construction of a communications hut (internet/phone fiber services) in a Class A-4 (Loess Hills) District.

TOWNSHIP: Lewis
STREET: 21947 Pioneer Trail
ZONING: A-4 (Loess Hills)
LEGAL DESCRIPTION: 15-74-43 PT SE NE & NE SE COMM 28.23'N 111'NW SE COR SE NE TH NWLY1347.15' S147.4' SELY1292.85'NE167.6' TO POB

CASE #ZA-2024-01

PROPERTY OWNER: John – Tanna Piniarski
REPRESENTED BY: Joe Thorton, Attorney at Law
REQUEST: Appeal an Administrative Zoning Decision to deny an agricultural exemption request (construction of a single family dwelling)

TOWNSHIP: Hazel Dell
STREET: 19339 Cougar Ave
ZONING: A-4 (Loess Hills)
LEGAL DESCRIPTION: 5-76-43 PT SW1/4 & 8-76-43 PT N1/2 NW COMM 1122.32'E W1/4 COR SECT 5 TH SELY2011.98' S198.05' W903.44' S1386.73' E435.77' S499.46' E517.81' N3980.7'W731.29' TO POB (PARCELS D & E)

5. OTHER BUSINESS

6. ADJOURNMENT

Motion #___: to adjourn.

Motion by: _____

Second by: _____

Vote: _____

The meeting was adjourned at approximately _____ P.M.