

**POTTAWATTAMIE COUNTY
BOARD OF ADJUSTMENT MINUTES
WEDNESDAY, MAY 22, 2024
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, Leaders, Anderson, Kay, Huerter
Staff Present: Wyant, Kalstrup

3. MINUTES

Motion #1: to approve the Minutes of March 27, 2024.
Motion by: Anderson.
Second by: Kay.
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-2024-03

PROPERTY OWNER: Jeremy – Laura Garrison
APPLICANTS: Jeremy and Ryan Garrison
REQUEST: Conditional use approval to permit the operation of a rural enterprise business (manufacturing only distillery).
TOWNSHIP: Neola
STREET: 32999 250th St
ZONING: A-2 (Agricultural Production)
LEGAL DESCRIPTION: 8-77-42 N467' W467' NW NW (PARCEL A)

Motion #2: to open the public hearing on Case #CU-2024-03.
Motion by: Leaders.
Second by: Huerter.
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #CU-2024-03.
Motion by: Leaders.
Second by: Kay.
Vote: Unanimous Vote. Motion Carried.

Motion #4: to approve the request of Jeremy and Ryan Garrison for a fifty (50') foot front yard setback variance to allow the construction Conditional use approval to permit the operation of a rural enterprise business (manufacturing only distillery), as filed under Case #CU-2024-03.

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

5. ADJOURNMENT

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

