

**POTTAWATTAMIE COUNTY  
BOARD OF ADJUSTMENT MINUTES  
WEDNESDAY, AUGUST 28, 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, Anderson, Huerter  
Absent Present: Leaders, Kay  
Staff Present: Kalstrup

**3. MINUTES**

Motion #1: to approve the Minutes of May 22, 2024.  
Motion by: Anderson.  
Second by: Huerter.  
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 #ZV-2024-06**

**APPLICANT:** Allen Green  
**REQUEST:** A forty five (45) foot front yard set back variance to allow the construction of a storage building in a Class A-4 (Loess Hills) District.  
**TOWNSHIP:** Rockford  
**STREET:** 31447 175<sup>th</sup> St  
**ZONING:** A-4 (Loess Hills)  
**LEGAL DESCRIPTION:** 13-77-44 PT N1/2 SE COMM 2396.38'N & 1239.66'W SE COR SECT TH NW1 10.64' S41.29'TO C/L RD NW375.54'E383.92' SE75.51'S184.82' TO POB

Motion #2: to open the public hearing on Case #ZV-2024-06.  
Motion by: Anderson.  
Second by: Huerter.  
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #ZV-2024-06.  
Motion by: Anderson.  
Second by: Huerter.  
Vote: Unanimous Vote. Motion Carried.

Motion #4: to deny the request of Allen Green for a forty five (45) foot front yard set back variance to allow the construction of a storage building in a Class A-4 (Loess Hills) District, as filed under Case #ZV-2024-06.

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

**CASE #CU-2024-04**

**APPLICANT:**  
**REQUEST:**

Matt Johnson and Tiffany Clifton

A conditional use permit request to allow a roadside stand for the sale of agricultural produce grown on site and special events at vineyards/wineries/orchards.

**TOWNSHIP:**

Garner

**STREET:**

23780 Dogwood Rd

**ZONING:**

R-1 (Ag-Urban Transitional)

**LEGAL DESCRIPTION:**

25-75-43 SE SE W OF CRK

Motion #5:

to open the public hearing on Case #CU-2024-04.

Motion by:

Anderson.

Second by:

Huerter.

Vote:

Unanimous Vote. Motion Carried.

Motion #6:

to close the public hearing on Case #CU-2024-04.

Motion by:

Genereux.

Second by:

Huerter.

Vote:

Unanimous Vote. Motion Carried.

Motion #7:

to tour the Case #CU-2024-04 (Matt Johnson and Tiffany Clifton) property on Wednesday, September 25, 2024, meeting in the Planning Office at 4:00 P.M. and to continue the Board's deliberation on this request to September 25, 2024 at 5:30 P.M.

Motion by:

Huerter.

Second by:

Anderson.

Vote:

Ayes –Huerter, Genereux, Anderson. Motion Carried.

**5. ADJOURNMENT**

Motion #8:

to adjourn.

Motion by:

Anderson.

Second by:

Huerter.

Vote:

Unanimous. Motion carried.

The meeting was adjourned at approximately 6:30 P.M.

APPROVED:

Mike Genereux 9-25-24  
Mike Genereux, Chairman Date

ATTEST:

Matt Wyant  
Matt Wyant, Planning Director  
Planning & Development

9-25-24