

Dickinson County Board of Adjustment
May 22, 2017
7:00 P.M.

The Dickinson County Board of Adjustment met Monday May 22, 2017 at 7:00 P.M. in the Community room of the Dickinson County Courthouse.

Members present were Jeff Ashland, Delmer Lee, Tim Hemphill, Roxie Reekers and Neil Guess.

Also in attendance was Lonnie Saunders, Assistant County Attorney and David Kohlhaase, Zoning Administrator.

Jeff Ashland, Chairman, called the meeting to order at 7:00 p.m.

First on the agenda was Roll Call.

Second on the agenda was New Business.

1st item of new business was Hedge Row LLLP c/o Thomas Hedges, Lot 19, Block 37, Triboji Beach, Dickinson County, Iowa, the variance request was read.

All members had viewed the site.

Thomas Hedges introduced himself and his father Charles Hedges. They have owned and operated Hedge Row Cottages for 60 years, they are one of the oldest, existing mom and pop establishments still in Dickinson County. Lot 19 is non-conforming, and the cottage is non-conforming. They are wanting to add a 16' x 20' feet addition to the rear of the existing cabin and thus are asking for 3 variances to expand the bed room and bathroom. The east rear corner does not meet the rear yard setback due to the shape of the lot, however, the west rear corner does meet the rear yard setback requirements. The residents to the west are the Cooks and they have sent a letter stating they are in agreement with the variance request. Hedge Row LLLP owns the property to the rear (north) and they have no objection. There is a letter from the Schiebout's who reside to the east, and they do not have an objection either. Hedge Row did work with Patrick Mohning, a licensed surveyor, to design a drainage plan for the lot. The drainage from the addition drainage in the rear yard will be directed and absorbed in the soil quality restoration area. They are spending more and more time in Okoboji, and the cabins are very small, they are only asking to add 320 feet. They have looked at other options, as well as the possibly of building new, but in the end the addition was the best option for the area.

Hemphill asked if the new addition will be on a cement pad.

Thomas Hedges said that they might use cement blocks or poured concrete to raise up the back of the yard to the current height of the cabin. There is a 13 to 15" inch difference.

Guess said that he did talk to the neighbor to the west and he was in favor of the variance.

Hemphill asked about the soil restoration area.

Hedges said that it would drain north toward the RV Park that Hedge Row owns, but there is quite a bit of grass area in between for water to absorb into.

Hemphill asked if it still drains to the lake.

Hedges said that there is a creek that drains towards beaches condos and then to the lake. Most of the water will be absorbed into the grass even before it gets to the creek. The RV Park is all grass, other than the trailers.

Kohlhaase explained the soil quality restoration area.

Guess said that there is a lot of sand and gravel under the top soil in that area.

Correspondence was read from the Cook's and the Schiebout's.

Guess motioned to vote. Hemphill seconded to vote. All were in favor.

The vote is recorded as 5-0 Approval of the variance. Guess, Ashland, Reekers, Hemphill and Lee approve.

Third on the agenda was Old Business.

Guess asked if the childcare Conditional Use application was processed. Kohlhaase said that the use permit has not been issued, but the fence permit was issued a couple of weeks ago. We are waiting for a letter from the applicants to inform the County that all of the stipulations have been met.

Guess asked if there was a time limit for the use permit

Kohlhaase said since the fence permit was issued, there is not a time limit, except for the 1 year condition which the Board of Adjustment placed on the application at the time of the approval.

Fourth on the Agenda was the Approval of Minutes from March 30, 2017.

Lee motioned to approve the minutes, Reekers seconded the motion. All in favor.

Fifth on the agenda was Communications. Saunders said that Jim Parks is exploring other options, he does not believe Parks will be back unless the opinions change on the RV Park.

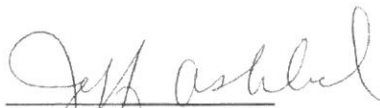
Kohlhaase said Jim Parks may come back in front of the Board, but we have not heard.


Discussion of the Board.

Sixth on the agenda was Report of Officers and Committees. There was none.

Seventh on the agenda was Unknown Business. There was none.

Eighth on the agenda was Adjournment. Guess motioned to adjourn, Hemphill seconded the motion. All were in favor.


Jeff Ashland, Chairman


Neil Guess, Vice Chairman