

Dickinson County Board of Adjustment  
January 23, 2023  
7:00 P.M.

The Dickinson County Board of Adjustment met Monday January 23, 2023 at 7:00 P.M. in the community room of the Dickinson County Courthouse.

Members present were Jeff Ashland, Alex Oponski, Jen Johnson, Cami Wills. Absent was Kirby Berhow.

Also in attendance was Steven Goodlow Dickinson County Attorney, Megan Kardell Administrator and Lee McKim -Dickinson County Zoning Assistant.

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

First on the agenda was Roll Call.

Second on the New Business MJK LLC (Oars Campground) Conditional Use Lot D of the Auditor's Plat of Gov. Lots 7 & 8 Sec. 29, Center Grove Township, Dickinson county, Iowa. They would like to expand on the Campground by 3 spaces.

Jim Lupkes co-owner of the MJK LLC (Oars Campground) is present to talk about expanding the campground by three additional units. The spots are N10, N8 and S13. The water, sewer and electrical utilities are ready. Lupkes stated, we are not looking to expand on the footprint of the campground, just to fill in the three areas and to have it correct for the number of sewer applications to campsites for the county. The dirt work is done, and just need a little digging for electrical hook ups.

Ashland asked Goodlow that normally we are able to see the application and sites, but due to the amount of snow, the board members are unable to get back to see them.

Goodlow said he talked to Kardell, and their standpoint is the board has the packet with all the information in it. From Goodlow's standpoint there's enough information to determine whether or not to move forward. It's always within the boards discretion to table something and wait until Spring, that's why the board is here, but the fact that you went out there, and the snow isn't plowed so you couldn't physically get in there, he doesn't feel isn't enough to keep the board from moving forward. There again, you're an independent board and that is something in your prerogative to do.

Ashland said he would like to move forward and listen to the application. Wills stated she agrees.

Johnson stated she would like to table the item as she hasn't seen the property or the stakes. Johnson thinks the board owes it to the community as there are underground utilities.

Lupkes stated that is correct, there are underground utilities.

Johnson stated she knows the snow is too deep, but typically when the board goes to a property, it is staked out so they can see it. Johnson said she would be voting on it blindly, since she can't see the property and she would like to see it.

Kardell stated that MJK LLC in 2019 requested to put in the six northerly units and it was an oversight on their part, as they truly wanted to apply for eight spots. Being the upstanding citizens that they are they did not put in the extra two units. They did come back and asked for a second expansion of twenty-nine units. Realistically, MJK LLC could put in these sites and we wouldn't know about them, but want to do things correctly. Kardell understands Johnson's feelings but if the board would like to continue to listen to the utilities letters and the correspondence that however is an option. Kardell would like to state for the record that the campground is zoned A1 agricultural district allows a campground for profit as conditional use and it is not in conflict with that comprehensive plan. It is up to the board on how they would like to proceed.

Goodlow suggested since it's been raised, to put the issue to a vote to either move forward or table it to next meeting. Kardell stated next meeting is February 27<sup>th</sup>.

Goodlow also stated the concern would be the same at that time due to winter weather.

Kardell suggested ATV's or snowmobiles to get back to the site.

Ashland asked Johnson if she would want to see more of the site with the snow gone.

Johnson replied, right, she's never been to the site to make an informed decision.

Oponski mentioned Berhow has never been there as well.

Oponski made a motion for the board to table the meeting and to visit the campground's individual unit site. Discussion about snow being present. Johnson stated she just wanted to see it staked out.

Kardell stated the next two meetings were February 27<sup>th</sup> or March 27<sup>th</sup>.

Ashland proposed to Lupkes to move the snow and get the stakes out.

Lupkes said it would be a challenge.

Oponski amended the motion to table the meeting until March 27<sup>th</sup>, Johnson seconded it. All were in favor. 4-0.

Third item on the agenda was Old or Unknown Business. Kardell stated when we have full the board, we will have the election of officers. Typically, it is done first meeting of the year, but with Berhow absent they will wait.

Fourth item on the agenda was Approval of the minutes from November 28 2022. Oponski motioned to approve the minutes. Johnson seconded the motion. All were in favor.

Fifth item on the agenda was Communications. There was none.

Sixth item on the agenda was Adjournment. Johnson motioned to adjourn, Wills seconded the motion. All were in favor.

(For more information see BOA 01 23 23)