

**MILLS COUNTY
ZONING BOARD OF ADJUSTMENTS**

403 Railroad Avenue
Glenwood, IA 51534

MEETING MINUTES

Meeting Date:	<i>May 17, 2022</i>	Time Called to Order:	<i>6:30 PM</i>
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	Present	Absent	
BOARD MEMBERS	Patrick Collins	X	
	Ted Golka	X	
	Cory Leick (Chair)	X	
	Jennifer Warren (Vice Chair)	X	
	Heather Jenneman	X	
	Richard Crouch (<i>Board of Supervisors</i>)	X	
	Holly Jackson (<i>Zoning Administrator</i>)	X	

General meeting notes and minutes:

1. Approve current meeting agenda with changes.
Motion to approve, by Collins 2nd by Warren Motion carried.

Leick Recused

2. Old Business:

Discussion/Formal Action on Annual Review of Conditional Use Permit **#19-018** for the proposed Industrial Use for Resource Extraction of soil at the property located off Bunge Rd, Council Bluffs in the St. Mary's Township, in the Industrial (I) Zone, Legally Described as FRL SW ¼ NW ¼; and N 24 AC NE ¼ and SW ¼ Parcel ID No.036010000000000000 and 036030000000000000 Sec/Twp/Rng: 7-73-43.

Discussion/Formal Action on Annual Review of Conditional Use Permit **#19-019** for the proposed Industrial Use for Resource Extraction of soil at the property located off Bunge Rd, Council Bluffs in the St. Mary's Township, in the Industrial (I) Zone, Legally Described FRL NW ¼ SW 1/4; and FRL SW ¼ SW ¼ Parcel ID No.036040000000000000 and 036050000000000000 Sec/Twp/Rng: 7-73-43.

Discussion/Formal Action on Annual Review of Conditional Use Permit **#19-020** for the proposed Industrial Use for Resource Extraction of soil at the property located South of Bunge Rd and East of Allis Rd., Council Bluffs in the St. Mary's Township, in the Industrial (I) Zone, Legally Described SW ¼ SE ¼ EXC 1.08 AC; and SE ¼ SE 1/4 Parcel ID No.037430000000000000 and 037440000000000000 Sec/Twp/Rng: 12-73-43.

- Applicant's Presentation. A representative from Ames Construction, Trevor Wipf, presented all updates of the Dirt Borrow. Updated and changes were given out to each Board Member. This included updated photos of the projects and soil removed. They are expecting to complete the soil relocation by October 2022. The property owners will then meet with the ZBA

prior to the end of the project to discuss reclamation. As of May 1, 2022, 4.46 million cy have been removed. 1.82 mill cy remaining to be removed.

- Staff Report. None due to Review. However, Jackson showed pictures of the most recent aerial photos taken of the project.
- Board Discussion. Board asked and answered questions with Ames Construction.
- Public Comment: None.
- Board Action

Motion to Approve by: Golka
2nd by: Jenneman All approved.

Leick rejoined meeting.

3. New Business:

Discussion/Formal Action of Conditional Use Permit **#22-131** for the proposed Commercial Dog Kennel Operation, Pet Services, and Limited Retail Sales at the address located at 18050 Bunge Ave., Council Bluffs in the St. Mary's Township in the Industrial (I) Zone, legally described as PCL G NW ¼ SW ¼ Parcel Number 035850030500000 Sec/Twp/Rng 6-73-43.

- Applicant's Presentation by Joe Huntoon. He read the submitted business plan. The current plan is to build a 80-120 sq foot. Building with kennels. The goal is to house 100-120 dogs as needed for temporary stays for boarding. He has also started a rescue operation. There will not be any breeding, however possibly a dog salon, a dog park and small retail available. Would like to increase the staff from the 4 employees he currently has employed to possibly 15 or more.
- Staff Report Presented by H. Jackson
- Board Discussion. Board read Performance Standards. Applicant answered questions that retail would be small miscellaneous dog items.
- Public Comment. One person spoke with concerns with where the dogs are coming from. Also asked What type of retail?
- Board Action

Motion to Approve by: Collins
2nd by: Golka.

4. Discussion/Formal Action of the Conditional Use Permit **#22-132** for the proposed Miscellaneous Use for a Communication Tower at the property located at 67110 Pease Rd, in the Lyons Township, In the Loess Hills Conservation Development Zoning District (LH), legally described as SW ¼, SE ¼ Parcel No. 131320000000000 Sec/Twp/Rng 26-71-43.

- Applicant's Presentation Applicant nor representatives were available at the meeting. Thus, Permit application was not heard.
- Staff Report
- Board Discussion
- Public Comment
- Board Action

Motion to _____ by:
2nd by:

5. Meeting Adjourned:
Motion to adjourn by Warren. 2nd by Golka – Motion carried.
Meeting adjourned.

END