



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator

BOARD OF ADJUSTMENT AGENDA

Governmental Body: Board of Adjustment

Date of Meeting: February 6, 2025

Time of Meeting: 8:30 A.M.

Place of Meeting: Winterset City Hall

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

Agenda:

1. Approve the minutes of the November 6, 2024 meeting
2. Special Exception Use Permit request for Hilsabeck Family Farms at parcels 820006600060000 and 820006600050000.
3. Special Exception Use Permit request for Agriland FS, Inc to install another anhydrous ammonia tank at 421 N 10th Street.

Hilsabeck Family Farms, LLC would like to erect a building on parcels 820006600060000 and 820006600050000 so they can work on their own equipment as needed. This property is zoned Commercial and would require a Special Exception Use Permit for this type of repair. The property is located at the end of E Madison Street near the Grip-Tite Manufacturing building. The building would be approximately 120' x 72' and located on the southern half of the existing parcel.

Agriland FS, Inc. would like to install a new 30K anhydrous ammonia tank at 421 N 10th Street. It would be located adjacent to the existing 30K anhydrous ammonia tank.

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller – At Large Michael Cook- At Large



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BOARD OF ADJUSTMENT MINUTES

Governmental Body: Board of Adjustment

Date of Meeting: November 6, 2024

Time of Meeting: 8:30 A.M.

Place of Meeting: Winterset City Hall

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

Agenda:

1. Approve the minutes of the October 3, 2024 meeting
2. Variance request for a front yard setback to be 9'4" where 30' is required at 301 W North Street
3. Variance request for a front yard setback to be at 24' where 30' is required at 221 N 2nd Street

The Board of Adjustment of the City of Winterset, Iowa met on November 6, 2024. The meeting was called to order by Chairman Liechty at 8:31 AM as all confirmed members were in attendance.

Present: Shari Bush, Larry Dillinger, Jim Liechty, Janice Bowers

Absent: Bob Duff

Agenda Item 1: Chairman Liechty asked the Board if they had any questions on the previous meeting minutes. Member Bush made a motion to approve the October 3, 2024 meeting minutes, seconded by Member Bowers. On a voice call, all present members voted Aye.

Whereupon Chairman Liechty declared that the motion carried.

Agenda Item 2: Chairman Liechty asked for Code Enforcement Officer Hollie Burgus to explain Agenda Item 2. Burgus explained that this is a revision from last meeting's request for 301 W North Street. The revision is to request that a single-family residence be reconstructed on this lot and setback 9' 4" where 30' is required for the front (south) property line. The plan for the property owner is to remove the front porch that currently sets back at 9'4". He would like to reduce the size of a new SFR and add a garage. Member Dillinger agreed that a new house there would have a good impact on the neighborhood. Chairman Liechty advised that he is concerned

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about all the projects the owner has around town with no progress or slow progress. Mr. Lowden (owner) advised that he only has one other variance for any of his properties. Chairman Liechty asked why are some of his other projects are setting empty or only half done. Mr. Lowden responded that lack of man power is an issue. Member Bowers advised that the current house at this address is too close to the front property line. Chairman Liechty advised that he would be more inclined to grant a variance in the rear to gain more setback on the front. Mr. Lowden advised that he attempted to purchase the smaller lot to the north to combine with this lot but the current owner of that lot was not interested. After much discussion of the surrounding properties and how this small setback would impact the neighborhood, Member Bowers made a motion to approve a font yard setback of 15' and a rear setback of 15' to better conform to the surrounding properties. Member Bush seconded the motion. On a voice call, all present members voted Aye.

Whereupon Chairman Liechty declared that the motion passed.

Agenda Item 3: Chairman Liechty asked for Code Enforcement Officer Hollie Burgus to explain Agenda Item 3. Burgus explained that this is a revision from last meeting's request for 221 N 2nd St. The revision is to request that a single-family residence be reconstructed on this lot and setback 24' where 30' is required for the front (West) property line. Mr. Lowden advised that he would be looking at constructing a 1200 square foot house with attached garage. The Discussion was had regarding 24' current setback being in line with other properties in the area. Member Dillinger made a motion to approve a font yard setback of 24' and a rear setback of 15'. Member Bowers seconded the motion. On a voice call, all present members voted Aye.

Prior to adjourning the meeting, Chairman Liechty advised that he would be less inclined to hear any more variance requests from this property owner until some of the other projects are finished.

Member Dillinger made a motion to adjourn the meeting, seconded by Member Bush. On a voice call, all present members voted Aye, therefore adjoining the meeting.

Chairman Liechty

Hollie Burgus
Code Enforcement Officer

City Council

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CITY OF WINTERSET

HILSABECK DIRTWORK

117.00

1/22/25 11:01

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PETITION TO THE BOARD OF ADJUSTMENT
WINTERSET, IA

☐

VARIANCE

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SPECIAL EXCEPTION USE PERMIT

Petitioner Name: Hilsabeck Family Farms, LLC	Property owner (if different from Petitioner):
Address of property: A PART OF PARCEL A 4.66A N PT SE SW and LAND 1.3A NE COR SW SW ALSO KNOWN AS PT OF PARCEL A	Zoning District:
Email address: <u>office@hilsabeckdirtwork.com</u>	Applicable Code Section: 4.12050 B12
Phone number: 515-360-4064	

Description of request:

Ability to use a new shop building to work on our own equipment when necessary

Application materials

1. Completed petition.
2. Payment of \$75 for a Variance request, \$100 plus \$1 for each property within 500 feet of property for Special Exception Use request. Payment required prior to being put on the meeting agenda.
3. Site plan for Variance requests.

Signature: [Signature]

Date: 1-16-25

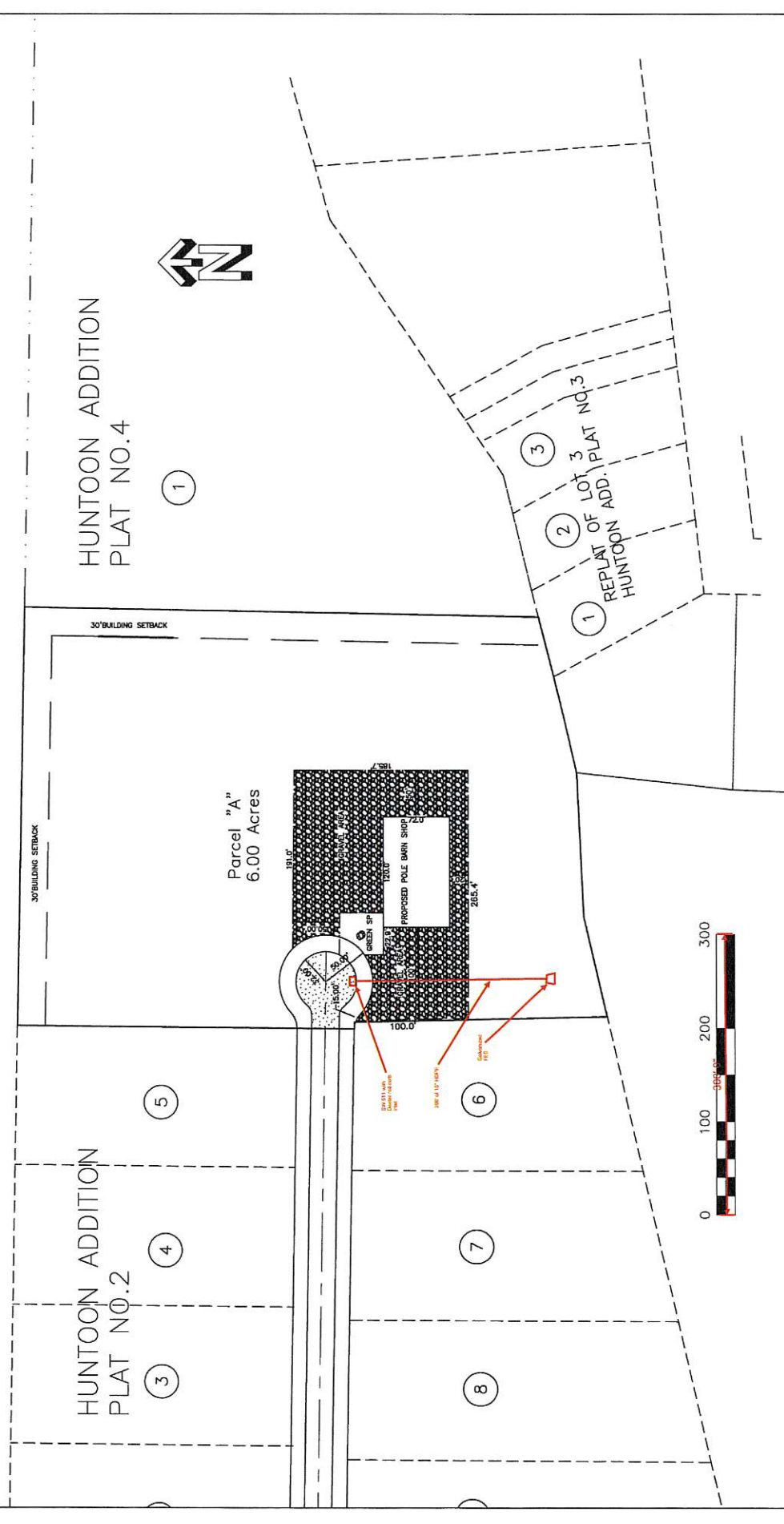
Office Use Only

Paid (amount): \$117 Date Paid: 1-16-25

Site Plan received (for variance): n/a

PRELIMINARY SITE PLAN FOR HILSABECK STORAGE

PREPARED BY BOLDMAN SURVEYING & CONSULTING 521 WEST GREEN STREET, WINTERSET, IA 50273
EMAIL BOLDLAND99@GMAIL.COM PHONE 515-462-9242 WWW.BOLDMANSURVEYING.COM





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PETITION TO THE BOARD OF ADJUSTMENT
WINTERSET, IA

☐

VARIANCE

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SPECIAL EXCEPTION USE PERMIT

Petitioner Name: <i>Agriland FS, Inc</i>	Property owner (if different from Petitioner):
Address of property: <i>421 N 10th St</i>	Zoning District:
Email address: <i>ju.livingston@agrilandfs.com</i>	Applicable Code Section:
Phone number: <i>515-402-1751</i>	

Description of request:

We would like to add one 30,000 gallon anhydrous ammonia tank to our property to increase storage to help meet customers needs.

Application materials

1. Completed petition.
2. Payment of \$75 for a Variance request, \$100 plus \$1 for each property within 500 feet of property for Special Exception Use request. Payment required prior to being put on the meeting agenda.
3. Site plan for Variance requests.

Signature: _____

Date: *2/21/25*

Office Use Only

Paid (amount): _____ Date Paid: _____

Site Plan received (for variance): _____

Meeting Date: _____

