



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

BOARD OF ADJUSTMENT MINUTES

Governmental Body: Board of Adjustment

Date of Meeting: March 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.

The Board of Adjustment of the City of Winterset, Iowa met on March 6, 2025. The meeting was called to order by Chairman Liechty at 8:30 AM as all confirmed members were in attendance.

Present: Jim Liechty, Janice Bowers, Shari Bush, Bob Duff

Absent: Larry Dillinger

Agenda Item 1: Chairman Liechty asked the Board if they had any questions on the previous meeting minutes. Seeing none, he asked for a motion to approve the previous meeting minutes as submitted. Member Bush made a motion to approve the November 6, 2024 meeting minutes, seconded by Member Duff. 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 Hilsabeck Family Farms is requesting a Special Exception Use Permit to be able to work on their own equipment as needed. The size of the proposed building is 120' x 72' and located on the southern half of the property. Chairman Liechty asked the Board if they had any questions for Mr. Hunter Hilsabeck. Seeing no questions, member Duff made a motion to approve the Special Exception Use Permit for

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equipment repair as submitted by Hilsabeck Family Farms. The motion was seconded by member Bush. On a voice call, all present members voted Aye.

Whereupon Chairman Liechty declared that the motion carried.

Agenda Item 3: Chairman Liechty then asked for Code Enforcement Officer Hollie Burgus to explain Agenda Item 3. Burgus explained that Agriland FS, Inc. would like to install a new 30K anhydrous ammonia tank adjacent to the existing tank. Agriland FS, Inc was represented by Justin Livingston. He explained to the board that the new tank will be next to the existing one. It would have new technology and new safety measures to prevent any issues. There have been 0 accidents or incidents with the existing tank in 3 years. The location and safety measures are governed by the Department of Agriculture. There will be bollards around the tank to prevent someone from driving into the tank. Chairman Liechty asked Mr. Livingston if they had considered moving the tanks outside of town. Mr. Livingston replied that the tanks need to be close to employees to help monitor usage and prevent issues. A member of the public was in attendance and expressed her concern by living so close to the site. She advised that she hasn't had any problems and doesn't foresee any now but wanted to be present to hear what Agriland had to say about the new tank. Mr. Livingston advised that the Department of Agriculture has done a site visit and had no concerns. Chairman Liechty asked the Board if they had any further questions or discussions. Seeing none, member Bowers voted to approve the Special Exception Use Permit for Agriland FS, Inc located at 421 N 10th Street to install a new 30K anhydrous ammonia tank. The motion was seconded by Member Duff. On a voice call, all present members voted Aye.

Whereupon Chairman Liechty declared the motion carried.

Chairman Liechty then asked if there was any other business to discuss. Seeing none, member Duff made a motion to adjourn the meeting, seconded by Member Bowers. On a voice call, all members present voted Aye and the meeting was adjourned.

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