

miles northeast of the City of Cascade, is legally described as NE ¼ SW ¼ and NW ¼ SE ¼ all in Section 22, (T87N R1W) White Water Township, Dubuque County Iowa.

Ms. O’Shea stated the quarry has over 203 acres available to quarry. The rock face is as far west as they can go without the expansion. The expansion would extend the life of the quarry and add approximately 12 acres for future quarrying. The Meier’s ground is rocky and untillable. Five letters were sent, five were delivered and the City of Cascade was notified. There were no comments submitted in regards to this case.

Speaking to the Board was Ben Schroeder, representing Bard Materials, PO Box 246, Dyersville and Joe & Karen Meier, 23583 Gehl Ln, Cascade. Mr. Koppes administered the following Oath asking the participants to raise their right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” They all said yes.

Mr. Schroeder stated the property owned by the Meier’s is rocky, uneven and not suitable for crop production. They plan to mine out the ground, then backfill it with cap rock & clay and then cover with dirt. This would turn it back to cattle grazing pasture. It will prolong the life of the quarry.

Mr. Koppes asked if anyone would like to speak in favor or against this case? No one spoke.

A motion was made by Ms. Nolan, **seconded by Ms. Burds to approve the Special Use Permit. The motion passed unanimously by a vote of 3-0.**

3. BA#10-48-16 MAQUOKETA VALLEY RURAL ELECTRIC COOPERATIVE VARIANCES

The applicant is requesting a 20’ right side yard variance to the 50’ required to build 30’ from the right side yard and a 50’ front street line variance to the 80’ required to build a 12’ x 20’ communications building 30’ from the front street line in an A-1, Agricultural zoning district. The property, located at the corner of Hwy 20 & Dutch Lane Road approximately .18 miles west of the City of Peosta, is legally described as Lot 2 SW ¼ SW ¼ Section 8, (T88N R1E) Vernon Township, Dubuque County Iowa.

Ms. O’Shea stated that this property is just under an acre and has had a substation there since the 1970’s. Maquoketa Valley Rural Electric Cooperative would now like to add a communications building on the lot. The only place they can put the structure is too close to the front and side property line, due to the overhead lines. Two variances will be needed. Two letters were sent, two were delivered and the City of Peosta was notified. There were no comments submitted in regards to this case.

Speaking to the Board was Jeremy Richer, Representing Maquoketa Valley, 109 N Huber St, Anamosa. Mr. Koppes administered the following Oath asking the participant to raise his right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” He said yes.

Mr. Richer stated Maquoketa Valley is in the process of installing a high speed fiber optic communications network throughout 4 counties. It will provide better services for their customers. At this location they are wanting to install a headend communication building.

The current setbacks require the new building to have to set right up against the substation on the property. They have to be able to maintain the substation by using large trucks and equipment. The variances would allow them to build a communications building in the southeast corner. The property is surrounded by trees and would not be visible from the road.

Mr. Koppes asked if anyone would like to speak in favor or against this case?

Speaking to the Board was Dan Zauche, 19862 Zauche Lane, Peosta. Mr. Koppes administered the following Oath asking the participant to raise his right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” He said yes.

Mr. Zauche stated he did not have a picture of the site showing where the building was going to be placed on the property and wanted to make sure the building was not going to draw attention to the area. He just wanted to have some information on what was going on with the property. He was provided a picture of the property showing where the building is going to be placed. Once he was shown where the building was going to be placed, Mr. Zauche had no opposition to the variances.

Mr. Koppes asked if anyone would like to speak in favor or against this case? No one spoke.

A motion was made by Ms. Nolan, **seconded by Ms. Burds to approve the variances. The motion passed unanimously by a vote of 3-0.**

4. BA#10-49-16 BRIAN & LISA WOLF SPECIAL USE PERMIT

The applicants are requesting a Special Use Permit to build a second home on the farm in an A-1, Agricultural zoning district. The property, located along N. Bankston Road approximately 1.13 miles north of the City of Bankston, is legally described as SW ¼ NW ¼ Section 10, (T89N R1W) Iowa Township, Dubuque County Iowa.

Ms. O’Shea stated the owners have over 400 acres that they farm. They have an existing home on the farm that their son is currently living in and the Wolf’s want tear the home down and build a new one. Their son wants to build a tiny home and live on the farm to assist his parents. Three letters were sent, three were delivered and the City of Bankston was notified. There were no comments submitted in regards to this case.

Speaking to the Board was Brian Wolf, 24219 N Bankston Road, Epworth. Mr. Koppes administered the following Oath asking the participant to raise his right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” He said yes.

Mr. Wolf stated they want to keep the existing farm home that his son currently lives in. He lives up the road and it would be more convenient if he had a home on the farm. Eventually they will have to replace the farm home because it is aging but that would be done at a future date. Their son works for them and as part of his wages, he lives in the farm home on the property.

Mr. Koppes informed Mr. Wolf that the second home on the farm is for someone who is assisting with the farm operation. Mr. Wolf said his son is employed by him on the farm. They have dairy milking operation and a maple syrup business that they run on the farm.

Mr. Koppes asked if anyone would like to speak in favor or against this case? No one spoke.

A motion was made by Ms. Nolan, **seconded by Ms. Burds to approve the Special Use Permit. The motion passed unanimously by a vote of 3-0.**

**5. BA#10-50-16 RAYMOND M & GRACE M MUELLER REVOCABLE FAMILY TRUST/OPERATION: NEW VEIW CAA
SPECIAL USE PERMIT**

The applicants are requesting a Special Use Permit for a Licensed Child Care Center that will provide preschool services in a B-1, Business zoning district. The property, located at the corner of St. Joseph Dr & Lake Eleanor Road just south of the City of Dubuque, is legally described as Lot 2 Twin Ridge Sub Section 12, (T88N R2E) Table Mound Township, Dubuque County Iowa.

Ms. O’Shea stated the property is .62 acres that has a commercial building on it with room for several business. Operation New View would like to put in a preschool (Licensed Daycare Center) in half of the upper floor for approximately 20 children. The location must be approved by the Department of Human Services & Fire Inspector. They will also be asking for a variance for the parking required. Fifty letters were sent, forty-eight were delivered and the City of Dubuque was notified. There was one comment submitted. Tom Mueller, 10416 Key West Dr, Dubuque. Mr. Mueller stated he is in favor of the requests for the Special Use Permit & Variance. He also feels it will be a good fit and adds a service to the community.

Speaking to the Board was Dan Mueller, Representing the Mueller Family Trust, 10753 Woodland Heights Rd, Dubuque and Brenda Sullivan, Representing Operation New View, 1473 Central Ave, Dubuque. Mr. Koppes administered the following Oath asking the participants to raise their right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” They both said yes.

Ms. Sullivan said they would like to take half of building and have a Head Start classroom. They would service 18-20 children from the ages 3-5. The program would be Monday-Thrusday from 8:15-3:15. They would like in the future to have five days a week. They would have a classroom area and prepare meals on site for the children.

Ms. Burds asked about the unfinished walkway on the pictures? Mr. Mueller stated there are railings ordered and they will be installed. There will be a fenced in area for a play area also. Ms. Sullivan said DHS licensing will not approve the building if they are not installed to their standards. The railings will be built to ADA standards.

Ms. Burds asked how many staff will be needed? Ms. Sullivan said they have a licensing code, which states they will need 1 adult for every 12 children if they are 4 years old and 1 adult for every 8 children if they are 3 years old. They would have a minimum of three to four staff depending on the age of the children. They will have transportation services

through RTA and a majority of the children will be bused. Mr. Mueller stated the railing are to be installed by November 1st.

Ms. Nolan asked Ms. Sullivan when they plan to move into the building? Ms. Sullivan said they have to do some renovations to the building before they move in but they hope to be in by December-January.

Ms. O’Shea stated the ordinance requires a minimum of 1,500 square feet of yard for a playground for the children they plan to have 2,100 square feet. They have to have a fence at least 4’ with a maximum of 6’ high. They can have up to an 8’ sign placed on the building or on the lot. They will need to meet all the Licensed Child Care Center requirements of the Department of Human Services.

Ms. Nolan asked if this center would be open to anybody such as the neighbors? Ms. Sullivan said it would be open to any families in the Dubuque and Key West areas. They have to follow Federal Income Guidelines. All families are eligible to apply. She feels there could be many children in the area that are not being provided services and this would make it more accessible.

Mr. Koppes asked if anyone would like to speak in favor or against this case?

Speaking to the Board was Carol Beckley, 10454 St Joseph Dr, Dubuque. Mr. Koppes administered the following Oath asking the participant to raise her right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” She said yes.

Ms. Beckley stated she has concerns with the area because there are about 22 people in the area that have cancer. They cannot figure out what is going on. She is concerned about bringing more children into the neighborhood not knowing what is causing the residents to get cancer.

Ms. Burds asked if anyone has looked into the issue? Ms. Beckley said she has but nothing can be done because they are different cancers.

Ms. Burds asked if the water and soil has been tested in the area? Ms. Beckley stated they have recently switched to city water. Mr. Mueller said he is unsure if the homes in the area have been tested for radon.

Mr. Koppes asked Ms. O’Shea if there is anything the Board can do on this issue? Ms. O’Shea said she is not aware of anything they can do.

Mr. Koppes asked if anyone would like to speak in favor or against this case? No one spoke.

Ms. Burds said to Ms. Sullivan to monitor the children and make sure all of the proper testing be done on the building to insure the safety of the children. Ms. Sullivan said all of the Head Start children are required to go through a health & dental screening within the first 45 days they are in the classroom. Then they are monitored throughout the year.

Ms. Beckley readdressed the Board and stated they did have their home tested for radon and she thought the level was 19.

A motion was made by Ms. Burds, **seconded by Ms. Nolan to approve the Special Use Permit with the conditions that the building meet all DHS requirements and the building have the radon level tested. The motion passed unanimously by a vote of 3-0.**

6. BA#10-51-16 RAYMOND M & GRACE M MUELLER REVOCABLE FAMILY TRUST/OPERATION: NEW VEIW CAA

VARIANCE

The applicants are requesting a 3 parking stall variance to the 9 parking stalls required to have a total of 6 parking stalls for a Licensed Child Care Center in a B-1, Business zoning district. The property, located at the corner of St. Joseph Dr & Lake Eleanor Road just south of the City of Dubuque, is legally described as Lot 2 Twin Ridge Sub Section 12, (T88N R2E) Table Mound Township, Dubuque County Iowa.

Ms. O’Shea stated there are 15 parking spots in the front of the building, of which only six will be needed by Operation New View. That will leave nine parking spots plus parking in the back of the building for additional businesses in the building. Nineteen letters were sent, eighteen were delivered and the City of Dubuque was notified. The comment from Mr. Tom Mueller that was presented in the Special Use Permit applies to this case as well.

Mr. Koppes reminded Mr. Mueller & Ms. Sullivan that they are still under oath.

Ms. Sullivan said they are looking for parking for 3 staff and 4th staff member rides on the RTA bus with the children. The majority of the children would be riding the RTA bus. They would have an additional 3 parking stalls that would be available for drop off and pickup of the children that do not ride the bus. Mr. Mueller stated they are trying to keep adequate parking for the other offices in the building. By asking for the variance, it would allow them the extra parking spaces needed for the other sections of the building.

Ms. Nolan asked if they are allowed to park on the street across from the building? Mr. Mueller stated parking is permitted on the street.

Mr. Koppes asked if anyone would like to speak in favor or against this case? No one spoke.

A motion was made by Ms. Burds, **seconded by Ms. Nolan to approve the variance. The motion passed unanimously by a vote of 3-0.**

7. BA#10-52-16 MILE 600 LLC SPECIAL USE PERMIT

The applicant is requesting a Special Use Permit to expand a non-conforming use of a seasonal trailer camp from 26 sites to 28 sites in an R-3, Single Family Residential zoning district. The property, located along Waupeton Road S. approximately 1.9 miles north of the City of Balltown, is legally described as Lot 15 Waupeton Resort Sub No. 2, Prt Gov Lot 1, Lot 1-2 and Lot 2-2 of Gov Lot 2 all in Section 30, (T91N R1E) Jefferson Township, Dubuque County Iowa.

Ms. O’Shea stated the owners of the property have cleaned up and removed some of the campsites over the last 8-10 years. They own approximately 42 acres that started as a Manufactured Home Park in the 1950’s. The now would like to add two more campsites to their resort along Black Bridge Lane. They provide water to most of the sites and each campsite has a holding tank for their sewage. The Health Department said they would allow 1 well and holding tanks for the new lots as long as they remained temporary use cabins. Two of the road name signs are missing and need to be replaced. The road should be at least 12’ wide with a turn around at the last lot (Lot 1). Twenty-five letters were sent, twenty-one letters were delivered and the City of Balltown was notified. There were no comments submitted in regards to this case.

Speaking to the Board was Christina Kehl Anglin & PJ Anglin, 3841 N View, Hazel Green WI. Mr. Koppes administered the following Oath asking the participants to raise their right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” They both said yes.

Mr. Anglin said the intent when this park started in 1959 was to develop the area for camping but some of the lots were never developed. They would like to now make two campsites for additional campers. They will be rented from about the middle of April to the middle of October. They have a community well. Ms. Kehl-Anglin said since they originally purchased the property they have been making improvements by making the campsites more spacious. There has been a lot of interest in the area to camp because of the river access.

Mr. Koppes asked if anyone would like to speak in favor or against this case?

Speaking to the Board was Diane Schemmel, 25574 Dawn Circle, Sherrill. Mr. Koppes administered the following Oath asking the participant to raise her right hand. “Do you solemnly swear you will tell the truth, the whole truth and nothing but the truth?” She said yes.

Ms. Schemmel said that she and her husband have been residents of Waupeton for 28 years. She said since the Anglin’s have owned the property, they have made great progress with the property.

A motion was made by Ms. Nolan, **seconded by Ms. Burds to approve the Special Use Permit. The motion passed unanimously by a vote of 3-0.**

D. PUBLIC COMMENTS: None

E. OLD BUSINESS:

1) REVIEW & TAKE COMMENTS ON HOME INDUSTRY ZONING AMENDMENT

Ms. O’Shea stated they had a comment session with the Zoning Board and people in the county that are looking to have a business in the county. She said some of the people representing businesses were from a wine making operation, trucking company, automotive repair and custom metalworking. The Zoning Board is working on changing the ordinance. She received a comment from the City of Epworth on the amount of employees allowed. Ms. Burds agreed with limiting the number of employees because no one is going to monitor how many employees they have. Mr. Koppes said as in the past

he is still against the change. He feels this will take jobs away ones that are currently in the city. Ms. Nolan said she feels the same way as the other Board members and thinks it is inviting all kinds of problems. Ms. O’Shea stated the cities would also be involved by allowing them to make comments and suggestions to the ordinance change. There will be more discussion over the next few months.

F. NEW BUSINESS:

1) DISCUSSION ON 2017 MEETING SCHEDULE

Ms. O’Shea gave the Board the 2017 tentative meeting schedule. The only conflict presently was the July 2017 meeting. It would normally fall on July 4th. She asked the Board if they would prefer the 1st Thursday or the 2nd Tuesday of July to reschedule. The Board agreed to the 1st Thursday to reschedule the July 2017 meeting.

G. ADJOURNMENT: A motion was made by Ms. Burds, **seconded by Ms. Nolan and passed unanimously to adjourn. Vote: 3-0. The meeting adjourned at 8:20 p.m.**