



BOARD OF ADJUSTMENT

Lower Level Council Chambers
Wednesday, August 19, 2026
6:00 PM

AGENDA

ROLL CALL

AGENDA ITEMS

1. Election of Chairperson
2. Election of Vice Chairperson
3. Approve Minutes of the September 20, 2023 Meeting
4. Conditional Use Permit for Recreation Vehicle Parking at 31987 Bries Drive as stated in Section 165.05.14.01 of the City Code. Request submitted by Reicher LLC.

ADJOURNMENT



BOARD OF ADJUSTMENT

Lower Level Council Chambers
 Wednesday, September 20, 2023
 6:00 PM

MINUTES

Meeting called to order at 6:00 pm by Board Member Ann Salter.

ROLL CALL

PRESENT: Derek Bredeson, Tara Rahe, Ann Salter, Mark Singsank, Ralph Weber

ABSENT:

AGENDA ITEMS

1. Election of Chairperson

Ralph Weber nominated Ann Salter as Chairperson.

Nomination seconded by: Mark Singsank

Voice Call Voting Yea: Derek Bredeson, Tara Rahe, Mark Singsank, Ralph Weber

Voting Nay: Ann Salter

Motion carried.

2. Election of Vice-Chairperson

Mark Singsank nominated Derek Bredeson for Vice Chairperson.

Nomination seconded by: Ralph Weber

Voice Call Voting Yea: Derek Bredeson, Tara Rahe, Ann Salter, Mark Singsank, Ralph Weber

Voting Nay:

Motion carried.

3. Approve Minutes of the August 17, 2022 Meeting

Chairperson Salter asked for comments or questions and there none.

Motion to approve minutes of the August 17, 2022 meeting made by Ralph Weber, seconded by Tara Rahe.

Voice Call Voting Yea: Derek Bredeson, Tara Rahe, Ann Salter, Mark Singsank, Ralph Weber

Voting Nay

Motion carried.

4. Receive & File Oath of Office to Mark Singsank

Motion to approve receipt and file Oath of Office to Mark Singsank made by Derek Bredeson, seconded by Ralph Weber.

Voice Call Voting Yea: Derek Bredeson, Tara Rahe, Ann Salter, Mark Singsank, Ralph Weber

Voting Nay:

Motion carried.

5. Request for a 2' variance to the front yard setback at 704 2nd Avenue SE as required in Section 165.06.21(D)(ii) of the City Code. Variance submitted by Justin & Paige Elledge.

Justin and Paige Elledge – 704 2nd Avenue SE – were present and stated there was a misunderstanding when they turned in their building permit for a front deck/porch and after construction were told they are 2' over the setback.

City Administrator Mick Michel stated the 2' variance was not unreasonable. The deck was built before the permit was approved but Michel has not heard any complaints about the structure. Michel stated the deck looks good and has been an improvement to the property. Michel stated he had no problem with the board approving the variance.

There was no one present in opposition.

After no further discussion a motion to approve a 2' variance to the front yard setback at 704 2nd Avenue SE as required in Section 165.06.21(D)(ii) of the City Code made by Mark Singsank, seconded by Tara Rahe.

Voting Yea: Derek Bredeson, Tara Rahe, Ann Salter, Mark Singsank, Ralph Weber

Voting Nay: Motion carried.

6. Conditional Use Permit for a garage at 2027 Castle Hill Drive SE as required in section 165.09.12 of the City Code. Request submitted by Jeremy & Amy Ries.

Jeremy and Angie Ries – 2027 Castle Hill Drive SE – were present and stated they were asking for approval to build a backyard building. The proposed building exceeds the maximum threshold set by the city code but does meet zoning requirements.

City Administrator Mick Michel stated a conditional use permit would need to be granted for the building. Ries's lot is zoned A-2 which makes it a larger lot. Michel stated there are covenants set forth by the developer and the developer has given his approval for the building. The code sets 720 square feet as the maximum for a building in a residential area, but due to the larger lot size this is a reasonable request. The code will allow the building through the Board of Adjustment process.

Tom Hageman – 2131 Castle Hill Drive SE- was present and stated he is the developer and governs the covenants. Accessory buildings are addressed in the covenant, and it allows for them. Plans and specifications were provided to him and after his review, he feels the size and placement of the building will blend in with the look of the subdivision. Hageman stated they have his support in constructing the building.

There was no one present in opposition.

After no further discussion, a motion to approve a Conditional Use Permit for a garage at 2027 Castle Hill Drive SE as required in section 165.09.12 of the City Code was made by Tara Rahe, seconded by Mark Singsank.

Voting Yea: Derek Bredeson, Tara Rahe, Ann Salter, Mark Singsank, Ralph Weber

Voting Nay:

Motion carried.

ADJOURNMENT

Meeting adjourned at 6:09 pm on a motion by Derek Bredeson, seconded by Ralph Weber.
Voice Call Voting Yea: Derek Bredeson, Tara Rahe, Ann Salter, Mark Singsank, Ralph Weber
Voting Nay:
Motion carried.



Lori A. Panton, recording Secretary

**APPLICATION
BOARD OF ADJUSTMENT**

For Office Use Only	
Date Filed	_____
Fee	\$80.00
Receipt #	_____
Case #	_____
Task #	64151

Item 4.

☒ Conditional Use Permit ☐ Variance ☐ Appeal

Property Owner Reicher LLC 8213 Rt 136 Worthington IA 52078 563-590-0978
Name Address Zip Phone #

Applicant Nick Reicher 3057 300th St Hopkinton IA 52237 563 599 2806
Name Address Zip Phone #

Representative _____
Firm Name Address Zip Phone #

Contact Nick Reicher 3057 300th St Hopkinton IA 52237 563-599-2806
Name Address Zip Phone #

nick@reicherqualitytools.com
E-Mail Address

General Location/Address 31987 Bries Dr

Legal Description LOT 2-1 BRIES SUB, KJ

Zoning C-2

Proposed Use Type _____ Existing Use _____
(Section 165.05.14 Use Matrix)

Description of the reason for requesting a conditional use, variance, or appeal of a decision. Please provide additional information on a separate sheet.

We would like to rent spaces for RV/Campers to park in the lot south of our mini storage building. It was used for outside tile storage until we bought it. We will be marking the spaces and signing leases with the renters.

If you have any questions about this application, please contact the City at 563-875-7724.

[Signature]
Owner's Signature

5-28-26
Date Submitted

Owner/Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Nick Reicher
Print or Type Name of Applicant

The procedures for all applications are listed in the Dyersville Code of Ordinances, Chapter 165. The application review procedure will not begin until a complete application is submitted to the city, according to Chapter 165 of the Dyersville Code of Ordinances. **Incomplete Applications Cannot Be Processed. Call the City at 563-875-7724 for meeting dates and deadlines.**

Site Layout

A general site plan, drawn to scale with dimensions, must be included as a part of a conditional use or variance request. The site plan is required to show the following, however, the City may waive items for inclusion after a pre-application meeting:

- _____ The date, scale, north point, title, name of owner and name of the person preparing the plan.
- _____ The location and dimensions of boundary lines, easements, and setbacks of all existing and proposed buildings and parking areas from the boundary lines.
- _____ The location, size, height, and use of proposed and existing structures on the site.
- _____ The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- _____ Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, buffers, walls, screening, fencing, and lighting schemes.
- _____ Any other information that may be required for review by the Administrator, or his/her designee, such as stormwater management plans, utility plans, landscaping plans, architectural elevations, and off-site improvements.
- _____ Site Layout Waived by _____, City of Dyersville.

Application Checklist

- ☐ Completed and Signed Application Form
- ☐ Filing Fee \$80.00 made payable to City of Dyersville.
- ☐ Site Layout and Written Statement

CONDITIONAL USE AND VARIANCE APPLICATIONS

Please submit a written statement and evidence supporting the nature and reason for the requested conditional use or variance relative to the approval criteria below:

Conditional Use:

- A.** Will be in harmony with the general purpose, goals, objectives and standards of the Comprehensive Plan and the Zoning Ordinance;
- B.** Will not have a substantial, undue, or adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
- C.** Will be constructed, arranged, or operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations;
- D.** Will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services;
- E.** Will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;
- F.** Complies with all additional standards imposed on it by the provisions of the district in which such conditional use may be authorized.

Variance:

- A.** Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance;
- B.** Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity;
- C.** The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance;
- D.** The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice. Failure to yield a reasonable return may be shown by proof that the owner has been deprived of all reasonable beneficial or productive use of the land in question. All beneficial use is said to have been lost where the land is not suitable for any use permitted by the Zoning Ordinance;
- E.** The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to the Zoning Ordinance; and
- F.** The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution.

Board of Adjustment Meeting Date: _____ Approved ____ Denied ____ Tabled ____

Chairperson Signature

City Council Date: _____

