



Agenda

Zoning Board of Adjustment

20 Second Avenue SW, Oelwein

6:00 PM

September 25, 2025

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Matt Weber

Board Members: Warren Fisk, Cindy Noll, Gary Crawford, Jerry Bostian, Board Secretary: David Kral

Roll Call

-All members present

Approve Minutes

1. Approval of previous meeting minutes from December 17th, 2024

-Motion by Noll, 2nd by Bostian, All in favor

New Business

2. Discuss HF 652

- Discussed new Iowa House File 652 which involved the primary language change for variance requests shifting from “hardship” to “practical difficulties” and how that will affect future variance requests. Hardships previously were very difficult to prove while a “practical difficulty” allows more discretion from the Board to determine if a variance could be allowed, however, to be sure that not every variance request may need to be allowed and that zoning in generally should not need a variance in most cases.

Variance Requests

3. Variance request for Parcel 1821456011 - Tom Carrico

- Tom Carrico presented his request for a variance to C-1 zoning setbacks. The primary structure on his property formerly extended ~40’ to the southeast corner of his parcel. It was required to be removed as part of a DNR related cleanup of the site. The site was previously a utility company storage building and main gas service lines ran through the property. The property has brownfield site grounds that cannot be disturbed in all areas other than the SE area Mr. Carrico requests his variance for. That ground has been effectively cleaned up and can be disturbed. It would aid in the community benefit to allow the construction as Mr. Carrico’s business stores potentially dangerous chemicals used in the pool and spa industry. People have attempted to steal these chemicals in the past if stored outside. Discussion involved newly discussed “practical difficulty” language and applicability to this situation.
 - Motion made by Fisk to allow a variance of the setbacks in the South-East section of the parcel to be reduced to 0’. 2nd by Noll. All in Favor, none opposed. Variance for setbacks granted, building permit details to be discussed upon future plan drawings.

Old Business -None

Adjournment

-Motion by Noll, 2nd by Bostian, Adjourned

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