

Minutes - Woodbury County Board of Adjustment – February 2, 2026

The Board of Adjustment meeting convened on the 2nd of February 2026 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Board of Adjustment "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/board_of_adjustment/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=pKTt7yzRhpk>

BA Members Present: Daniel Hair, Pam Clark, Larry Fillipi, Tom Thiesen, Doyle Turner

BA Members Absent: None

County Staff Present: Dan Priestley, Dawn Norton

Public Present: Kevin Alons

1. Call to Order & Roll Call

- **Time:** 5:00 PM
- **Action:** Chair Daniel Hair called the meeting to order and conducted roll call.
- **Details:** The meeting was audio-recorded, and minutes were to be prepared. Attendees were requested to silence cell phones or set them to vibrate and complete the attendance sheet. Chair Hair reviewed the board's procedures for the meeting, including handling housekeeping items, public hearings, staff reports, applicant presentations, public comments, board deliberations, motions, votes, and appeals (within 30 days to a court of record). He emphasized respectfulness, avoidance of repetitious or irrelevant comments, and the need to disclose any ex parte communications prior to deliberations. No ex parte communications were reported.

2. Election of Chair of the Board of Adjustment for 2026 (Action Item)

- **Action:** Nominations were opened.
- **Motion:** Doyle Turner nominated Daniel Hair for Chair.
- **Second:** Tom Thiesen seconded the nomination.
- **Discussion:** No further discussion was held.
- **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** Daniel Hair was elected Chair of the Board of Adjustment for 2026.

3. Election of Vice-Chair of the Board of Adjustment for 2026 (Action Item)

- **Action:** Nominations were opened.
- **Motion:** Larry Fillipi nominated Doyle Turner for Vice-Chair (no second received).
- **Outcome:** The nomination died for lack of a second.
- **Motion:** Doyle Turner nominated Pam Clark for Vice-Chair.
- **Second:** Tom Thiesen seconded the nomination.
- **Discussion:** No further discussion was held.
- **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** Pam Clark was elected Vice-Chair of the Board of Adjustment for 2026.

4. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for public comments on non-agenda items.
- **Outcome:** No public comments were received (including via telephone).

5. Approval of Previous Meeting Minutes

- **Agenda Item:** Approval of the minutes from the October 6, 2025 meeting.
- **Action:**
 - o **Motion:** Pam Clark moved to approve the minutes from the October 6, 2025 meeting.

- **Second:** Tom Thiesen seconded the motion.
- **Discussion:** No further discussion was held.
- **Vote:** Unanimous approval (all present voted “Aye”).
- **Outcome:** The minutes were approved as presented.

6. Public Hearing (Action Item): Consideration of a Variance Application from Kevin and Ngu Alons for a reduction of corner side yard and/or front yard setbacks and relief from accessory building placement and height requirements on Parcel #874733377004. The property address is 140 Galland St., Salix, IA 51052.

- **Public Hearing Opened: Chair Hair opened the public hearing.**
- **Summary (from Agenda and Packet):** The variance application, filed by Kevin and Ngu Alons, seeks approval to construct a two-story accessory building (approximately 24' x 30', roughly 28' high and subject to change) with vehicle storage on the main floor and a wood shop above. The relief is requested from Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance to reduce the Suburban Residential (SR) District's 15-foot corner side yard and/or 25-foot front yard setbacks, and from Sections 4.12.3 and 4.12.4 (Accessory Buildings) governing accessory structure placement in front of the principal structure and height limitations when the accessory structure may exceed the principal structure's height. The proposed building may be located within the corner side yard setback and/or front yard setback, potentially up to or on the southwest lot line or right-of-way line. The parcel is Lot 4 of Galland's Lakeview Second Sub-Division, a 0.54-acre lot in Section 33, T87N R47W (Liberty Township), located on the east side of Galland Street and the northwest side of 275th Street in the Suburban Residential (SR) Zoning District. The applicant asserts that the lot's triangular shape, existing house, garage and driveway locations, septic and well placement, and unusually large right-of-way areas uniquely constrain building placement and justify the requested variances. Owner/Applicant: Kevin and Ngu Alons, 140 Galland St., Salix, IA 51052.
- **Staff Report:** Dan Priestley, Zoning Coordinator, summarized the application, noting the unique lot configuration with excessive right-of-way widths (up to 60 feet in places versus the typical 33 feet) and the triangular shape, which creates practical difficulties for accessory building placement. He highlighted that the request aligns with recent Iowa Code amendments emphasizing practical difficulties rather than economic hardships, and that the applicant had explored options including potential acquisition of excess right-of-way from the county. Priestley displayed mapping and site plans, noting the proposed location provides strategic relief while respecting septic, well, and structure separation requirements. One written comment was received from neighbor Del Gehling opposing variances in general, stating that granting them undermines zoning regulations; no other public comments or concerns were received. Staff recommended consideration under the practical difficulty standard and suggested flexible motion wording to account for front/corner side ambiguity and right-of-way considerations.
- **Applicant Presentation:** Kevin Alons, 140 Galland St., Salix, IA (Applicant). Alons thanked staff for guidance and explained the excessive right-of-way on both Galland Street and the highway side constrains buildable area, compounded by the inherited house placement in the center of the triangular lot. He noted a non-permanent storage structure exists on the north edge and ongoing discussions with the county for potential right-of-way adjustment (depicted on plans). The proposed location aligns with his needs for vehicle storage and a wood shop, and he would accept the variance even if right-of-way acquisition does not occur, as it keeps the building within the property line with buffer space remaining. He emphasized no impact on road maintenance or public interest and expressed willingness to answer questions.
- **Board Questions and Discussion During Presentation:** Board members sought clarification on the proposed location relative to existing structures, potential relocation if right-of-way is acquired, driveway access, and whether the temporary structure's removal would allow shifts. Priestley and Alons confirmed the location is strategic, the variance seeks relief to the property line (with possible future gain from county), a short driveway connector is planned, and the site works as proposed without requiring further adjustment.
- **Public Comments:** No in-person or telephonic public comments were received. The written comment from Del Gallin was entered into the record.
- **Public Hearing Closed:**
 - **Motion:** Doyle Turner moved to close the public hearing.
 - **Second:** Pam Clark seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted “Aye”).
 - **Outcome:** The public hearing was closed.

- **Board Deliberation:** The board found the request straightforward, citing the unique lot shape and excessive right-of-way as clear practical difficulties under current standards. The proposed building would remain well set back from the road centerline, pose no public safety or utility concerns, and fit the residential character without setting problematic precedent. The single opposing comment was general and not site-specific.
- **Decision:**
 - **Motion:** Doyle Turner moved to approve the variance application as described in the variance application description on page 10 of the packet: “The applicant seeks approval to construct a two-story accessory building approximately 24' x 30', roughly 28 feet high, and subject to change within the corner side yard setback and/or front yard setback potentially up to or on the southwest lot line or the right-of-way line with vehicle storage on the main floor and a wood shop above. Relief is requested from Section 3.04 of the Zoning Ordinance (Zoning District Dimensional Standards) to reduce the Suburban Residential District’s 15-foot corner side yard setback and/or 25-foot front yard setback and from Sections 4.12.3 and 4.12.4 (Accessory Buildings) governing accessory structure placement in front of the principal structure and height limitations when the accessory structure could exceed the principal structure’s height.”
 - Dan Priestley read the above description into the record to confirm inclusion, including the variance relief in terms of Section 3.04 for reduced setbacks up to the property line (right-of-way line), accessory structure placement in front of the house, and the ability for the accessory structure to exceed the principal structure’s height while being lower than 45 ft.
 - **Second:** Larry Fillipi seconded the motion.
 - **Discussion:** No further discussion was held. Priestley noted post-approval paperwork would take a few days, including coordination with the chair for signature, after which building permits could proceed.
 - **Vote:** Unanimous approval (all present voted “Aye”).
 - **Outcome:** The variance was approved as requested. The resolution will be prepared administratively.

7. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for additional public comments.
- **Outcome:** No comments were received.

8. Staff Update

- **Presenter:** Dan Priestley, Zoning Coordinator.
- **Details:** Priestley updated the board on recent Iowa legislation requiring training on the Sunshine Law (open meetings, notifications, and board interactions) for elected and appointed officials. Priestley had prepared an internal course but learned counties cannot self-train, so external providers must be used. He expressed disappointment but plans to distribute his prepared materials (including PowerPoint slides) informally for reference. Upcoming meetings will include at least one conditional use permit and variance. No action was taken.

9. Board Member Comment or Inquiry

- **Details:** Board members congratulated new officers. One member informed the board of upcoming potential limited attendance or telephonic participation at the April 6 meeting (if needed). Discussion occurred regarding the board’s Rules of Procedure and recent meeting time change (now working well). No formal changes were requested.

10. Adjournment

- **Action:**
 - **Motion:** Doyle Turner moved to adjourn the meeting.
 - **Second:** Pam Clark seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted “Aye”).
- **Outcome:** The meeting was adjourned at approximately 5:40 PM.