

**MINUTES OF THE CLAYTON COUNTY  
ZONING BOARD OF ADJUSTMENT**

January 21, 2020

**Members Present:** Ron Sass, Sandi Coobs, and Jim Smith.

**Members Absent:** Gale Severson

**Other Persons Present:** Tony Reyerson, Doug and Shauna Koppenhaver

**Call to order.** Meeting was called to order at 7:00 p.m.

**Approval of the Minutes** from October 29, 2019 Zoning Board of Adjustment Meeting. Sandi made the motion to approve the minutes with Jim seconding. Motion Carried.

**Election of Officers:** Jim Smith moved we keep the same slate of officers with Ron Sass as chair and Sandi as vice-chair. Sandi second the motion. Motion carried.

**Appeal #2020-1** Shauna and Doug Koppenhaver are requesting a variance to build on a non-conforming lot located at Lot 104 of Esmann Island, Jefferson Township. Koppenhaver's provided approval from the Island Association and the approved Iowa DNR floodplain permit.

Mr. Reyerson provided examples of properties, which were non-conforming lots and received variances from the Board of Adjustments to build on those lots. Patti informed the Board about two phone calls she received concerning the building of a new home on this small lot. The trailer was originally remodeled in 1990 before the Esmann Island Association was formed in 1993. At that time, they were not allowed to put a new house on the lot at that time. Further discussion was held on the history of the Island and with the lots, some being non-conforming, and how the Association procedurally deals with new construction. Patti also mentioned why the size of these lots become challenging to fit wells and septic on such a small footprint.

Jim made the motion to approve the variance to allow building on the non-conforming lot. Sandi second the motion. Motion carried.

Meeting adjourned at 7:08pm