

TAMA COUNTY ZONING BOARD OF ADJUSTMENT MINUTES

Monday January 6, 2025

MINUTES:

Board members present: Mike Seda, Nikki Novak, Nancy Yuska, John Wagner, Berleen Wobeter

Members of the public: Nancy Kerns, Henry Kerns, Tony Harris, Jessica Harris, Pat East, Laura Canaday, Russell Pedersen, Larry Roy, Chris Hoskey, Jake Peters, Laura Wilson, Dave Turner (and several others not signed in. 17 total in attendance.

Meeting was called to order at 6:00 PM by Chairman Mike Seda.

Motion to approve agenda by Novak, seconded by Wobeter. All Ayes, motion carried.

Motion to approve the minutes of the October 29, 2025 meeting by Wagner, seconded by Novak. All Ayes, motion carried.

Request by Seda to hear a motion to approve the minutes of the November 12, 2025 meeting. Yuska brought up multiple concerns from the tentative minutes, and requested the vote be tabled and revised for the next meeting. Motion by Yuska to table the November 12 minutes for revisions, seconded by John. All Ayes, motion carried.

Chairman Seda noted that they had been advised that Brent Heeren has been approved as the County attorney, and if there is a conflict with him then he will go to outside counsel to address any issues that he cannot cover.

The Board heard Anthony James Harris present his request for a Conditional Use Permit for a firearms dealership located at 1007 X Avenue in LaPorte City Iowa (in Tama County). He wanted to use a portion of his home to conduct the business. Wobeter, Wagner, and Seda asked questions of Harris. Sheriff Schmidt made comments about the strenuous and detailed process that the government requires for FFL Licenses. Yuska followed up with questions. Seda asked the Sheriff if he had any objections, and Schmidt responded that he did not have any reason to object at this time. Additional questions were asked by various board members to Harris. Wobeter asked Jessica Harris (wife) if she was okay with it, and J Harris responded affirmatively.

No Motion or Second. Chairman Seda ask for those in favor of granting the "variance". Roll Call: Novak Aye, Yuska Aye, Wagner Aye, Wobeter Aye, Seda Aye. Zoning Administrator has some discussion, and asks the Chairman to clarify that the approval is for a CUP instead of a Variance. After clarifying the vote is for a CUP, Seda asks for the members to vote again: Wobeter Aye, Wagner Aye, Yuska Aye, Novak Aye, Seda Aye.

The Board heard Laura Canaday present her request for a Variance for an addition to her property at 2165 C Avenue in Garwin Iowa. Yuska asked questions. Russell Pedersen, the President of the Lake and Park Holding Corporation around Union Grove Lake, commented on the situation all Union Grove Lake members are in with small lot sizes, where almost any change in building on those properties will require Variances. Pat East, treasurer of the lake Association, made comments about matching other Lake Ordinances or rules that are present around other areas of Tama County. Seda asks if there is an objection from anyone in attendance, with none brought forward.

Chairman Seda asks if the Board is ready to take a vote: Wobeter Yes, Wagner Yes, Yuska Yes, Novak Yes, Seda Yes. Motion by Novak to approve the Variance for Laura Canaday, seconded by Yuska. All Ayes, motion carried.

The Board heard Jake Peters present his request for a Conditional Use Permit for the operation of a truck and trailer repair shop located at 2194 Hwy E-43 in Toledo, owned by Christopher and Julie Hoskey. Also to approve a Conditional Use Permit for a Sign. Yuska asked the relation of the applicant to the Hoskey property. Other questions were asked by the Board members. Concern was raised by Yuska relating to the business plan in relation to the Tama County Zoning Ordinance.

Seda asks if the Board is ready to vote. Motion by Novak to approve the Conditional Use Permit for Jake Peters, seconded by Wagner. All Ayes, motion carried.

Laura Wilson asks if their concerns with the discrepancies of the CUP verses the Ordinance would require follow up or conditions to their approval.

Motion to adjourn by Yuska, seconded by Novak. All Ayes, motion carried. Meeting adjourned at 6:49 PM.

Respectfully submitted,

Laura Wilson