

AGENDA FOR MEETING AUDUBON COUNTY BOARD OF ADJUSTMENT

Board of Adjustment Members

Todd Nelsen, Chairperson
Linda Kerkhoff, Vice-Chairperson
Mike Blum
Abby Rasmussen
Joseph Nelson

Zoning Administrator

Tiffany L Henkle

**Audubon County Courthouse – Law Library, Audubon, Iowa
September 17th, 2026, at 11:00 A.M.**

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

- Call meeting to order and approval of agenda (Vice-Chairperson)
- Determination by Vice-Chairperson of whether quorum is present (3 members), that meeting may proceed, and direct inclusion in Minutes. Advise that decisions of the Board of Adjustment are by majority vote and that the Minutes must reflect the vote of each member upon each question, or if absent or failing to vote. Board records are to be available for public viewing in compliance with Iowa law.
- Approval of minutes from April 20th, 2026
- Introductions

Request No. 1: Emmet Clemens, Variance Request on Lot Area

1. Zoning Administrator, explaining the reasons requiring the Board of Adjustment review and determination for Emmet Clemens's Application to the Board of Adjustment, requests for a variance on lot area (Article 25).
2. Presentation of proposed use, by representatives. Public comments.
3. Discussion by Board of Adjustment. Findings of Board on required grounds by motion and vote that the granting of a variance will not adversely affect the public as stated in Article 25.
4. Determination by motion and vote on whether it is in the public interest to grant the variance and whether the Board will require any conditions and safeguards.

- Announce decisions. Announce to public that under the Iowa law the decision will be submitted to Board of Supervisors; that the power of the Board of Supervisors is very limited here; the Supervisors may send the decision back to the Board of Adjustment to reconsider and to stay(stop) any action for 30 days, but the Board of Supervisors cannot force a different decision. Any person aggrieved by the decision of the Board of Adjustment, as well as any taxpayer, officer, department, board, or bureau of the county has 30 days from the filing of a decision to file an appeal with the District Court.
- Motion and vote on where decisions will be posted (bulletin board, newspaper, and/or county website: www.auduboncounty.com). This should minimally include the bulletin board.
- Any other business to come before the Board.

Meetings are open to the public. Documents are subject to the open records law.