

**MINUTES  
CITY OF MARENGO  
BOARD OF ADJUSTMENT  
Thursday, April 13, 2023**

**Call to Order** by Chairwoman Jutta Denson at 4:00 p.m. on April 13, 2023. Officials Present: Jutta Denson, Jim Jensen, Bill Wyant, Jerry McKusker, Larry Fiser, and Mike McBride. Absent: None. Chairwoman Denson declared a quorum.

**Staff and Press Present:** City Zoning Administrator Karla Marck.

**Members of the Public Present:** Nick Amelon, Iowa County Engineer; Bob Bergstrom, Conifer Power Company; Robby Gilbert; Brad Glandorf; Richard Glandorf; Kevin Heitshusen; Doug Kinzenbaw; Scott Hamlin; Julie York.

**Approval of Agenda – April 13, 2023**

Motion by McBride to approve the agenda. Second by McKusker. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.

**Approval of Meeting Minutes from December 6, 2022**

Motion by Wyant to approve the minutes. Second by Jensen. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.

**New Business**

- a. **Request for Granting Special Uses Exception to Iowa County Board of Supervisors, to Construct a new County Engineer (Secondary Roads Department) Office Building, serving for Public Service Use, on property zoned R-1, One and Two Family Dwelling Residential, parcel ID #732828080**  
Discussions occurred regarding corner lot setbacks requirements and viewability concerns of proposed setbacks. McKusker requested gutters to tie into storm sewers. Motion by Fiser to approve. Motion by McKusker to second approval to grant special use exception as public service facility, with preference of 25' setbacks off Marion Street and Franklyn Avenues allowing for 10' setback variance to West and 22' setback variance to North. However, if valid reason for not meeting 25' Marion Street and Franklyn Avenue setbacks are filed with board of adjustments, original plans approved as submitted. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.
- b. **Requesting approval for Installation of Utility Scale Solar Energy System, within Marengo's Extraterritorial Zoning boundaries, described as within two miles of the corporate boundaries of the City of Marengo, zoned A-1 Agricultural, parcel IDs#113504010 and 113504040**  
Fiser stated concerns that city ordinance clearly states no utility scale systems allowed and questioned if council should be changing ordinance. Discussions occurred regarding intent for adopting extraterritorial zoning boundaries specific to planned growth occurred. B. Glandorf inquired on plans to install panels across the road, and received response of no plans. Motion by McKusker to approve. Second by McBride. Ayes: Denson, Jensen, McKusker. Fiser, McBride. Nays: None. Abstain: Wyant. Motion Carries.
- c. **Request for Variance to install ground mounted solar system as detached accessory structure at 1269 Eastern Avenue property, parcel ID #732811012, zoned R-1, One and Two Family Dwelling Residential**  
Discussions occurred regarding city ordinance and the property's rooftop limitations. Motion by Fiser to deny variance. Second by Jensen. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.
- d. **Requesting approval to include motor vehicle sales as Permitted Principal Use for property located at 2137 F15 Blvd., parcel ID#111302048, located within Marengo's Extraterritorial Zoning Boundaries, described as within two miles of the corporate boundaries of the City of Marengo, zone A-1 Agricultural**  
Marck stated property currently has repair business and sells vehicles. Gilbert stated request is for enabling ability to obtain license to buy/sell at auctions, no plans for developing car lot. Motion by Fiser to approve variance. Second by McKusker. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.

**Adjournment**

Motion by McKusker. Second by Wyant to adjourn at 4:43. Ayes: Denson, Jensen, Wyant, McKusker. Fiser, McBride. Nays: None. Motion Carries.

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Attest: Karla Marck, City Administrator