

Regular Spencer Zoning Board of Adjustment Meeting

June 1, 2026

Spencer, Iowa

1. Pledge of Allegiance

The Zoning Board of Adjustment of the City of Spencer, Iowa, met on June 1, 2026, at 8:15 AM, in regular session in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Zoning Board of Adjustment.

2. Roll Call

The meeting was called to order by Chairperson Waller, and the roll being called, there were present:

Present: Waller, Mechler, Schmidt, Beneke, McAlpine, Storey, Greenough

Absent: None

3. Motion Adoption

A. Approve May 11, 2026 Zoning Board of Adjustment Minutes

It was moved by Board Member Beneke, seconded by Board Member Mechler to approve the minutes of the Zoning Board of Adjustment meeting of May 11, 2026. The motion was carried when all Board Members present voted aye on voice call vote.

4. Old Business

A. Adjust/Renew Request for Variance: David & Kirsten Doebel — 3219 W 3rd St, Spencer, IA 51301

1. Renew / adjust an expired variance (approved org July 10, 2023) to construct a new 10'-0" W x 12'-0" L x less than 20'-0" H detached accessory building within a front yard.

At 3219 W 3rd St, Lot 3, Westfield by IGL First Addition to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

The Board received a renewal request from David & Kirsten Doebel, 3219 W 3rd St, Spencer, IA, 51301. David Doebel was present and spoke. The request was to renew an expired variance (approved originally on July 10, 2023) to construct a new 10'-0" Wx12'-0" L x less than 20'0" H detached accessory building within a front yard at 3219 W 3rd St, Lot 3, Westfield by IGL First Addition to the City of Spencer, Clay County Iowa. It was moved by Board Member Beneke, seconded by Board Member McAlpine to approve the renewal request as presented.

Upon roll call vote, the vote thereon was as follows:

AYES: Waller, Mechler, Schmidt, Beneke, McAlpine, Storey, Greenough

NAYS: None

The motion was declared carried.

5. New Business

A. **Request for Variance:** Jarold & Donna Krogman - 1712 14th Ave W, Spencer, IA 51301

1. A variance to construct a new 10'-0" W x 12'-0" L x less than 20'-0" H detached accessory building up to within 0 ft of the N & 0 ft of the E property lines.

At 1712 14th Ave W, PT N 8B & S 32' 9B HALLETTS 4TH Y SUBDIV. LOT B to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

The Board received a request from Jarold & Donna Krogman, 1712 14th Ave W, Spencer, IA. 51301. Jarold was present and spoke. Anna Harmon, Building Code Official, and Adam Severson, Planning Director, spoke. Bob Bates, 2009 22nd Ave W was present and spoke. There was one written comment against the request received from Jill M. Davis representing Bob and Kim Bates, 2009 22nd Ave W (on file). The request was for a variance to construct a new 10'-0" W x 12'-0" H detached accessory building up to within 0 ft of the N & 0 ft of the E property lines at 1712 14th Ave W, PT N 8B and S 32' 9B Halletts 4th Y Subdivision Lot B to the City of Spencer, Clay County, Iowa.

It was moved by Board Member Schmidt, seconded by Board Member Mechler to Table Action on the Variance Request until further information on the sewer easement is received.

Upon roll call vote, the vote thereon was as follows:

Ayes: Waller, Mechler, Schmidt, Beneke, McAlping, Storey, Greenough

Nays: None

The motion was declared carried.

B. Request for Variance: Eric & Kristen Meeter - 201 E 5th St, Spencer, IA 51301

1. A variance to construct a 6 ft H privacy fence up to within 0 ft of the W property line.

At **201 E 5th St, 7 8 3RD RY ADD** to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

The board received a variance request from Eric & Kristen Meeter, 201 E 5th St, Spencer, IA 51301 to construct a 6 ft H privacy fence up to within 0 ft of the W property line at 201 E 5th St. 7 B 3rd RY ADD to the City of Spencer, Clay County, Iowa. Greg Meter, was present and spoke. The

C. **Request for Sign Variances:** Spencer Hospital - 1200 1st Ave E, Spencer, IA 51301

1. Brick Monument Sign

- a. A variance to construct a 32 SF (24 SF req) brick monument sign reading "Emergency"
- b. A variance to construct a brick monument sign reading "Emergency" to be placed up to within 6.5 ft (15 ft req) of N property line & up to within 11.7 ft (15 ft req) of W property line.

At SE corner of intersection of Hwy Blvd & E 12th St, BLK 26 G & A & VACATED STREET to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

D. 2. Brick Monument Sign

A Variance to construct a 32 SF (24SF req) brick monument sign reading "Emergency." **At 1018 Grand Ave, W 100' 5 2 ALBEE CLAYPOOL MESSENGER RESURVEY & SUBDIV OF BLOCK 2 1ST RY ADD** to the city of Spencer, Clay County, Iowa

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

E. 3. Brick Monument Sign

A variance to construct a 32 SF (24 SF req) brick monument sign reading “Emergency”. At **NE corner of intersection of Hwy Blvd & E 10th St, 2-3 2 ALBEE CLAYPOOL MESSENGER RESURVEY & SUBDIVISION OF BLK 2 1ST RY ADD** to the City of Spencer, Clay County Iowa.

Motion to Approve the Variance Request with / without conditions:

or

Motion to Deny the Variance Request

6. Items for Future Agendas

7. Adjourn