

ZONING BOARD OF ADJUSTMENT
July 6, 2026
SPENCER, IOWA

The Zoning Board of Adjustment of the City of Spencer, Iowa, met in Regular Session on the 6th day of July, 2026, at 8:15 o'clock A.M., in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Zoning Board of Adjustment.

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

It was moved by Board Member Schmidt, seconded by Board Member McAlpine to Table the Approval of the minutes of the Zoning Board of Adjustment meeting of June 1, 2026. The motion was carried when all Board Members present voted aye on voice call vote.

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. The request was for a variance to construct a new 8'-0" W x 10'-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 and S 32' 9B Halletts 4th Y Subdivision Lot B to the City of Spencer, Clay County, Iowa.

It was moved by Board Member Beneke, seconded by Board Member Schmidt to deny the variance due to the 0' lot line on both sides of the property.

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.

It was moved by Board Member Beneke, seconded by Board Member McAlpine to elect Board Member Waller for Chairperson to serve through June 30, 2027. The motion was declared carried when all Board Members present voted aye on voice call vote.

It was moved by Board Member Greenough, seconded by Board Member Schmidt to elect Board Member Beneke for Vice Chair to serve through June 30, 2027. The motion was declared carried when all Board Members present voted aye on voice call vote.

The board received a variance request from **Joshua Long, 1213 W 5th St, Spencer, IA 51301**. Josh Long was present and spoke. Adam Severson, Planning Director, spoke. The request was for a variance to construct an addition 8'-0" W x 26'-0" L x 1 story to the west side of the existing house up to within 3 ft of the west (side) property line at 1213 W 5th St, 23 4 Westshire to the City of Spencer, Clay County Iowa. It was moved by Board Member McAlpine, seconded by Beneke to approve the variance request due to practical difficulty.

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

AYES: Beneke, Waller, McAlpine, Greenough, Storey

NAYS: Mechler, Schmidt

The motion was declared carried.

The board received a variance request **from Ricky Allen & Kande Lee Petersen, 529 E Park St, Spencer, IA 51301**. Rick Petersen was present and spoke. Adam Severson, Planning Director spoke. The request was for a variance to construct a new 900 SF detached storage building on the lot immediately adjacent (contiguous) to their lot that would be 465 SF in excess of allotted 10% of lot area for detached buildings at 525 E Park St, PT 12 H W Smith Sub PT 13 H W Smith Sub to the City of Spencer, Clay County Iowa. It was moved by Board Member Mechler, seconded by Board Member Beneke to approve the variance request due to the need for storage space.

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

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

NAYS: Schmidt

The motion was declared carried.

Items for Future Agendas:

Car Port at 1817 10th Ave E

It was moved by Board Member Beneke, seconded by Board Member McAlpine to adjourn the meeting of the Zoning Board of Adjustment at 8:51 o'clock A.M. The motion was declared carried when all Board Members present voted aye on voice call vote.

Steve Waller, Chair

ATTEST:

Mary Beth Breidinger, City Clerk