

**CITY OF STORM LAKE
BOARD OF ADJUSTMENT MEETING
CITY HALL - COUNCIL CHAMBERS
SEPTEMBER 17, 2025
5:00 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

Access to the official meeting can also be done through the following ways:

BY TELEPHONE

Dial: 1-312-626-6799 or toll-free 1-888-475-4499

Zoom Meeting ID:816 1811 4187

BY COMPUTER:

<https://us06web.zoom.us/j/81618114187>

A. Call The Meeting To Order

B. New Business

- 1. Motion to Review And Approve Minutes From The August 20, 2025, Board Of Adjutment Meeting**
- 2. Public Hearing Application 2025-4: A Request For A 7-foot Side Yard Setback Variance And A 37-foot Rear Yard Setback Variance To Construct A Cold Storage/Warehouse Building In The CC, Community Commercial Zoning District.**
- 3. Application 2025-4: A Request For A 7-foot Side Yard Setback Variance And A 37-foot Rear Yard Setback Variance To Construct A Cold Storage/Warehouse Building In The CC, Community Commercial Zoning District.**

C. Adjourn

Meeting Protocol

If you wish to speak today, please:

- To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Chair, identify yourself by stating your name and address.
- If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Chair, identify yourself by stating your name and address.
- Please keep your remarks to three (3) minutes or less.
- If you require accommodation for this meeting, including but not limited to translation services, hearing assistance, or accessibility, please contact the City Clerk at least four (4) hours prior to the start of the meeting.

Staff Summary

9/17/2025
Agenda Item # B.1.



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Motion to Review And Approve Minutes From The August 20, 2025, Board Of Adjutment Meeting**

BACKGROUND: .

COMPREHENSIVE PLAN RELATIONSHIP: .

POTENTIAL FINDINGS: .

RECOMMENDATION: Review And Approve Minutes From The August 20, 2025, Board Of Adjutment Meeting

ATTACHMENTS:

1. 08202025 Minutes

CITY OF STORM LAKE, AUGUST 20, 2025, 4:15 PM

Present: Board Member Chris Cleveland, Board Member Amanda Goodenow, Board Member Robert Swanson, Mike Frantz

Others Present: Scott Olesen (Zoning Administrator), Brian Stephen (contractor), James & Staci Coburn, Charles & Mikelle Bell, Michael Sullivan, Jose Garcia, Larry Lucht, Kelly Brown, Dwight & Vickie Kuhnes, Chris Chamber (Building Official)

Call The Meeting To Order 4:15 PM

New Business

Motion To Review And Approve Minutes From The December 4, 2024, Board Of Adjustment Meeting Board Member Cleveland calls for a motion to approve the minutes.

Moved by Board Member Goodenow to approve Motion To Review And Approve Minutes From The December 4, 2024, Board Of Adjustment Meeting. Seconded by Board Member Swanson. Roll call vote: All ayes. Board Member Cleveland, Board Member Goodenow, Board Member Swanson, Board Member Frantz. None voted no. Motion carried.

Public Hearing For Application 2025-1: A Request For A Variance To Allow An Impervious Coverage Variance At 108 Mae Street to Make An Addition Board Member Cleveland opened the Public Hearing. Scott Olesen explains that this request is for a ground floor bedroom and bathroom to make the house accessible. It was reviewed by the City Attorney and will need to meet different criteria than other variance requests due to ADA requirements. On Page 26, Goal 1 states: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs." Item 5, under Goal 1 states: "Prioritize accessibility in existing and new housing to allow residents to age in place." Brian Steffan, contractor for the job, explained that this was the best solution, and where the addition would be. Neighbors and family members attested to the homeowners' difficulty climbing stairs and the safety issues they present. Hearing no more discussion, Board Member Cleveland closes the Public Hearing.

Application 2025-1: A Request For An Impervious Coverage Variance at 108 Mae Board Member Goodenow, even though this is a significant request, 9% above the allowed coverage, acknowledges that it is a necessary request and moves to approve the request for a 416 ft impervious coverage variance. Second, by Board Member Frantz. Roll call vote: All ayes. None voted no. Motion carried.

Public Hearing For Application 2025-2: A Request For An Impervious Coverage Variance at 1515 Lochedem Drive To Allow Driveway Wing Board Member Cleveland opens the Public Hearing. Scott Olesen summarizes the request. It is an undersized lot and meets the requirements of table 1209 (c)(1). Page 26, Goal 1 states: "Provide an array of housing options to attract and

retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs." Item 2, under Goal 1 states: "Improve existing housing stock to meet the needs of contemporary residents, homeowners, and renters alike."

Charles Bell explains how difficult it is to park in the street with school and medical center traffic. The garage is small and cannot fit multiple cars.

Hearing no more discussion, Board Member Cleveland closes the Public Hearing.

Application 2025-2: A Request For An Impervious Coverage Variance at 1515 Lochedem Drive To Allow Driveway Wing Board Member Swanson makes a motion to approve the request for a 116 sq ft impervious coverage variance. Second, by Board Member Frantz. Roll call vote: All ayes. None voted no. Motion carried.

Public Hearing For Application 2025-3: A Request for a 12-foot rear yard setback variance to construct an attached covered deck on a single-family dwelling on two parcels in the R-1 residential district. Board Member Cleveland opens the Public Hearing. Scott Olesen explains that this is in the floodplain and on a cul-de-sac, and it was difficult to fit a home onto the lots. The house itself is within the required setbacks, but with the addition of a deck the setback is required. Page 26, Goal 1 states: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs." Item 1, under Goal 1 states: "Develop new housing types to meet the needs of residents." Michael Sullivan provides project plans. Board Member Cleveland seeks clarification on how the deck will be built. Hearing no more discussion, Board Member Cleveland closes the Public Hearing.

Application 2025-3: A Request for a 12-foot rear yard setback variance to construct an attached covered deck on a single-family dwelling on two parcels in the R-1 residential district. Board Member Swanson makes a motion to approve the request for a 12-foot rear yard setback variance. Second, by Board Member Frantz. Roll call vote: Board Member Cleveland, Board Member Swanson, Board Member Frantz all ayes, Board Member Goodenow Recused, Motion carried.

No more new business Board Member Cleveland calls for a motion to adjourn.
- Moved by Board Member Swanson to adjourn at 04:51 PM. Second, Board Member Goodenow. Roll call vote: All ayes. Motion carried. Adjourned at 4:51 p.m.

Adjourn

Staff Summary

**9/17/2025
Agenda Item # B.2.**



REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing Application 2025-4: A Request For A 7-foot Side Yard Setback Variance And A 37-foot Rear Yard Setback Variance To Construct A Cold Storage/Warehouse Building In The CC, Community Commercial Zoning District.**

BACKGROUND: Marcus Lumber Company, located at 206 Sale Barn Road, is requesting a variance in Storm Lake due to storage needs stemming from the early spring windstorm event that knocked down part of an existing warehouse. They are requesting variances to the rear and side lot lines to allow the construction of a 40-foot by 72-foot cold storage/warehouse building to within 3-feet of the west and south lot lines to be used for their Lumberyard business. They are requesting this location of the new building based on the developed layout of their current facility. There is little to no room to place this building elsewhere on site. Moving the building to the required setbacks will make it difficult to get semi-trucks in to stock the building, and will hinder traffic movement of customers and supply vehicles on the location as well.

Typically, the rear yard setback in this district is 10 feet, but since this property faces up on a street, it is required to have a front yard setback on both streets. It should be noted that the district allows street side-yard setbacks to be 10-feet, as can be seen by an existing building on the same street to the west of the proposed new structure that is not setback 40 feet.

COMPREHENSIVE PLAN RELATIONSHIP: Page 59, Goal 1: Support and expand the City's economic base. Item 2, under Goal 1 states: "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." Page 59, under the Comprehensive Plan Survey

states: The survey found there is a large desire for an increase in retail and restaurants within Storm Lake. When asked what types of businesses and services should be added the top two choices were restaurants and retail stores at 78.4% and 70.6%, respectively.

POTENTIAL FINDINGS: In order to approve a variance, the applicant must provide information to the Board of Adjustment regarding the requirements of Article 1209(c) 1,a,b,c,d e, and f. The required information is provided below.

1209(c)1 (a) Strict application of the Zoning Ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same area: There are other properties in the area that are constructed closer to the rear yard setback on a double frontage lot. Due to the shape of the lot and the location of other buildings on the site which were pre-existing and in compliance at the time they were constructed, it makes it difficult to place the new storage building far enough away from the rear lot line to allow for the construction of the new storage building. (b) Such hardship is not shared generally by other properties in the same Zoning District in the same vicinity: There are some lots in the vicinity that are double frontage as well, but they are not used for a similar use as the applicant's lot and as reliant on getting semi-truck loads of large material such as building supplies. (c) The authorization of such variance will not be of substantial detriment to the adjacent property and the granting of the variance will not change the character of the neighborhood: The proposed storage building will face other commercial property of a similar use, so the building is not out of character for this neighborhood. (d) The granting of such variance is based reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice: Since the lot is narrow in the west to east dimension and the way that the pre-existing buildings are situated on the lot it is therefore somewhat limited in how this building could be placed on the lot and comply. The request is based on a request to replace a wind-damaged structure and provide additional retail items. (e) The condition or situation of the property concerned is not of general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance: There are not enough other businesses in this area that are as reliant on moving large materials for the purpose of loading and unloading materials into storage units or vehicles purchasing materials to warrant a change in the Ordinance to accommodate them. (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any

Ordinance or Resolution: The granting of the variance will allow the applicant to construct a storage warehouse building towards the rear and side of their property that faces another commercial use. It will allow the applicant to replace warehouse space that was knocked down in a wind event and expand their inventory so that additional goods and services can be provided for the community. Taking these items into consideration will not substantially impair this Ordinance and will not be a detriment to the public good.

RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing.

ATTACHMENTS:

1. Application
2. Plans
3. Public Notice Paper
4. MAP With KEY

Variance Request

City of Storm Lake
Board of Adjustment



Scan here to complete
this application online.



Property Address: 206 SALE BARN RD
Property Owner: MARCUS LUMBER COMPANY
Owner Address (if different than above): MARCUS IA 51035
City State Zip Code
Phone: 712.376.4141 E-mail: clay@marcuslumber.com

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance requests. The applicant should submit the following informatino, which must accompany this applicatin before it can be considered by the Board of Adjustment:

The legal description and local address of the property.

The present zoning classification.

The existing use of the property and the proposed use of the property.

The existing use of the property and the proposed use of the property.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a variance will be heard by the Board of Adjustment.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 4 and no more than 20 days prior to the meeting.

A non refundable application fee of \$150.00 is required at time of the application. The fee will not be refunded if the request is denied by the Board of Adjustment.

Existing use of the property: RETAIL LUMBERYARD

Proposed use of the property: RETAIL LUMBERYARD

Legal Description of Property: 03-01 STORM LAKE CORP WASH
GEISENBERG'S COMMERCIAL 2nd Addition

Present Zoning District: CC

Setbacks:	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Front Yard:	<u>40'</u>	<u>N/A</u>	Street Side Yard:	<u>10'</u>	<u>3'</u>
Side Yard(s):	<u>10'</u>	<u>3'</u>	Rear Yard:	<u>40'</u>	<u>3'</u>
Height:	<u>65'</u>	<u>20'</u>	Max Impervious Coverage:	<u>N/A</u>	<u>N/A</u>

Other Request(s):

Principal Use: COLD STORAGE/WAREHOUSE

Accessory Use:

Signature: [Signature]

Date: 8/16/25

Marcus Lumber is requesting a variance in Storm Lake due to storage needs stemming from the early spring storm that took down part of an existing warehouse.

With our current lot size, entire location surround with chain link fence, and high cost of land acquisition in the area, we are requesting side and rear setbacks be adjusted to 3'.

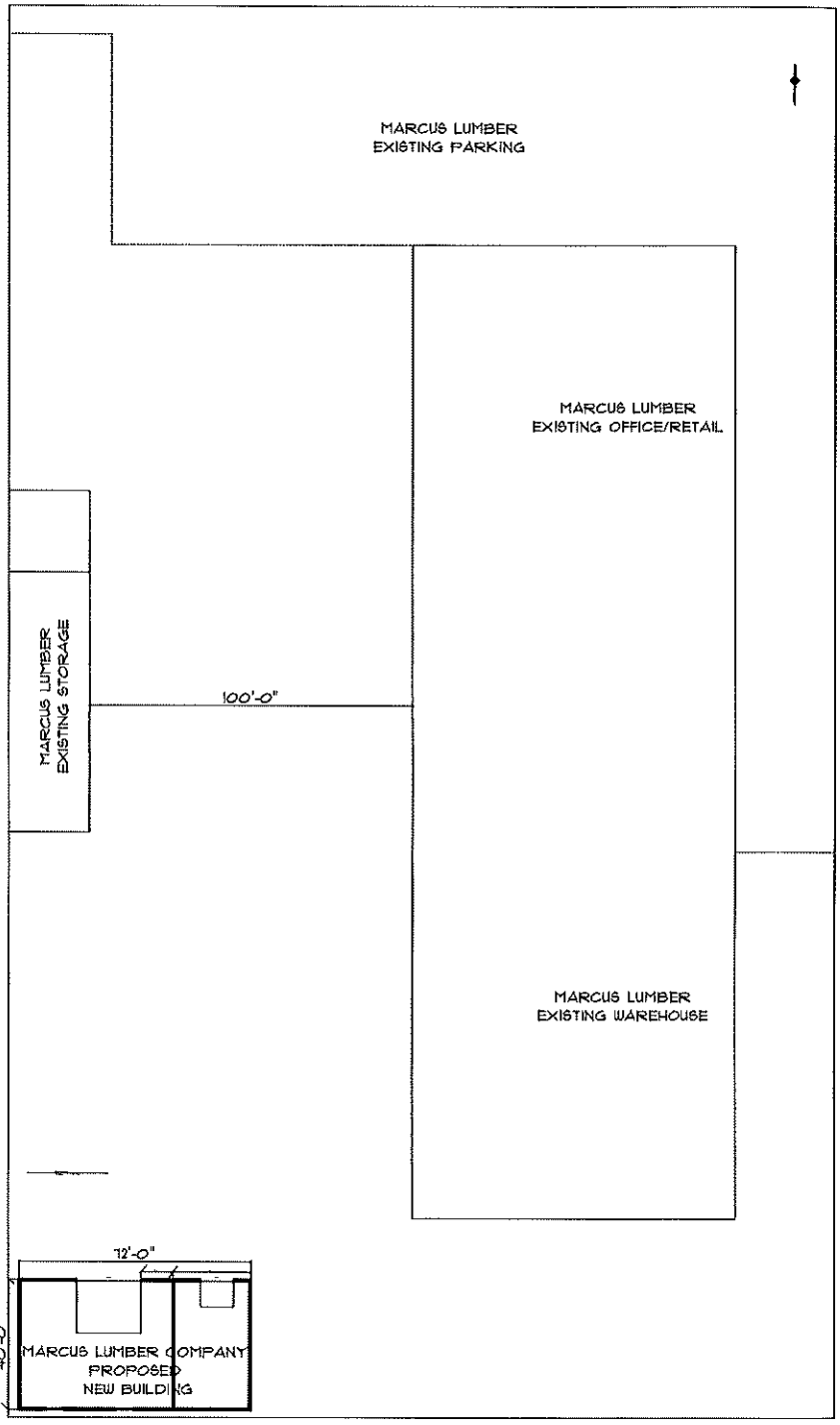
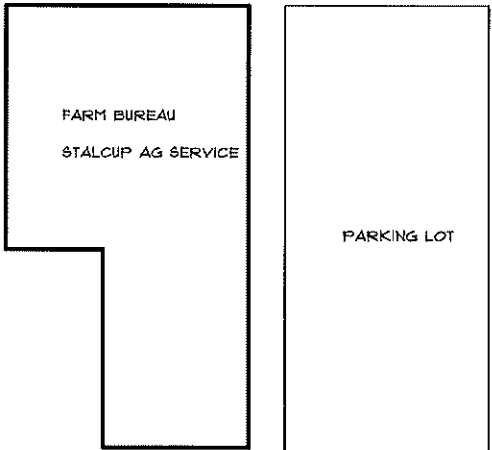
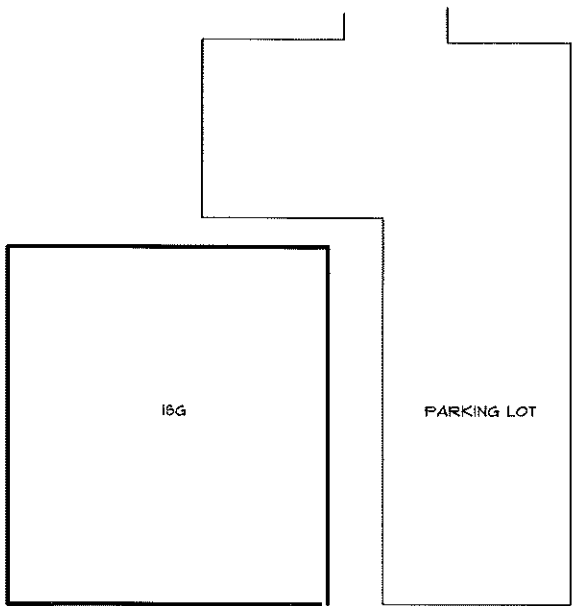
This would allow better usage of the space, including adding more inventory to support the community.

Thank you,

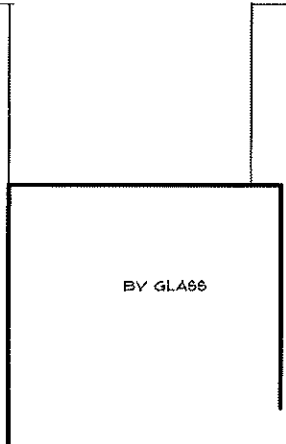
A handwritten signature in black ink, appearing to read "Clay".

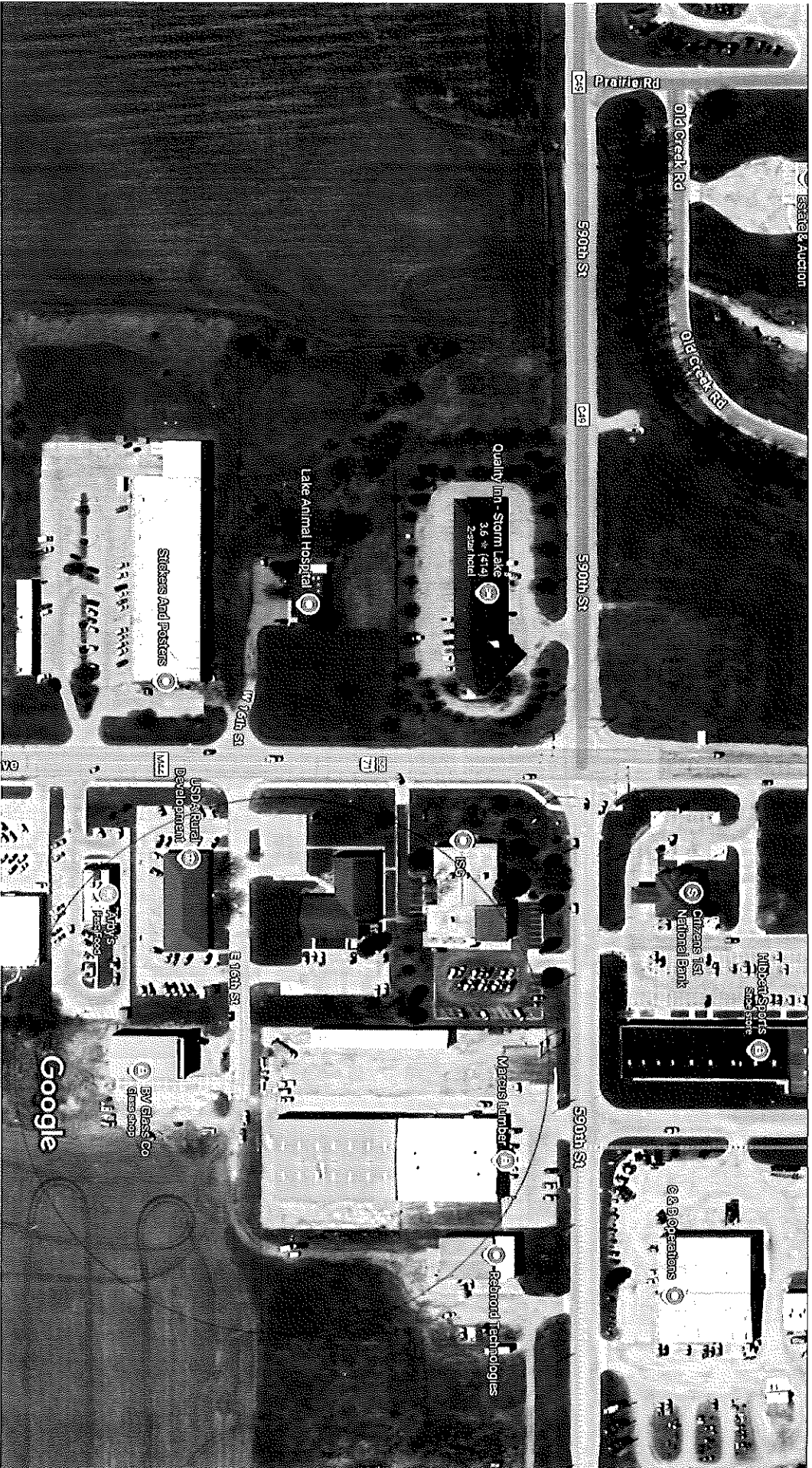
Clay Leavitt

Marcus Lumber Company



EAST 16TH STR







**NOTICE OF PUBLIC HEARING FOR PUBLICATION
CITY OF STORM LAKE**

BOARD OF ADJUSTMENT File number: **2025-4**

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712)732-8000
f (712)732-4114

A request has been filed for a Variance to the zoning regulations as applied to the property owned by Marcus Lumber Company. located at 206 Sale Barn Road and legally described as:

Lot Three (3), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake.

The petition requests approval of 7' side yard setback variance, and a 37' rear yard setback variance in the CC, Community Commercial Zoning District.

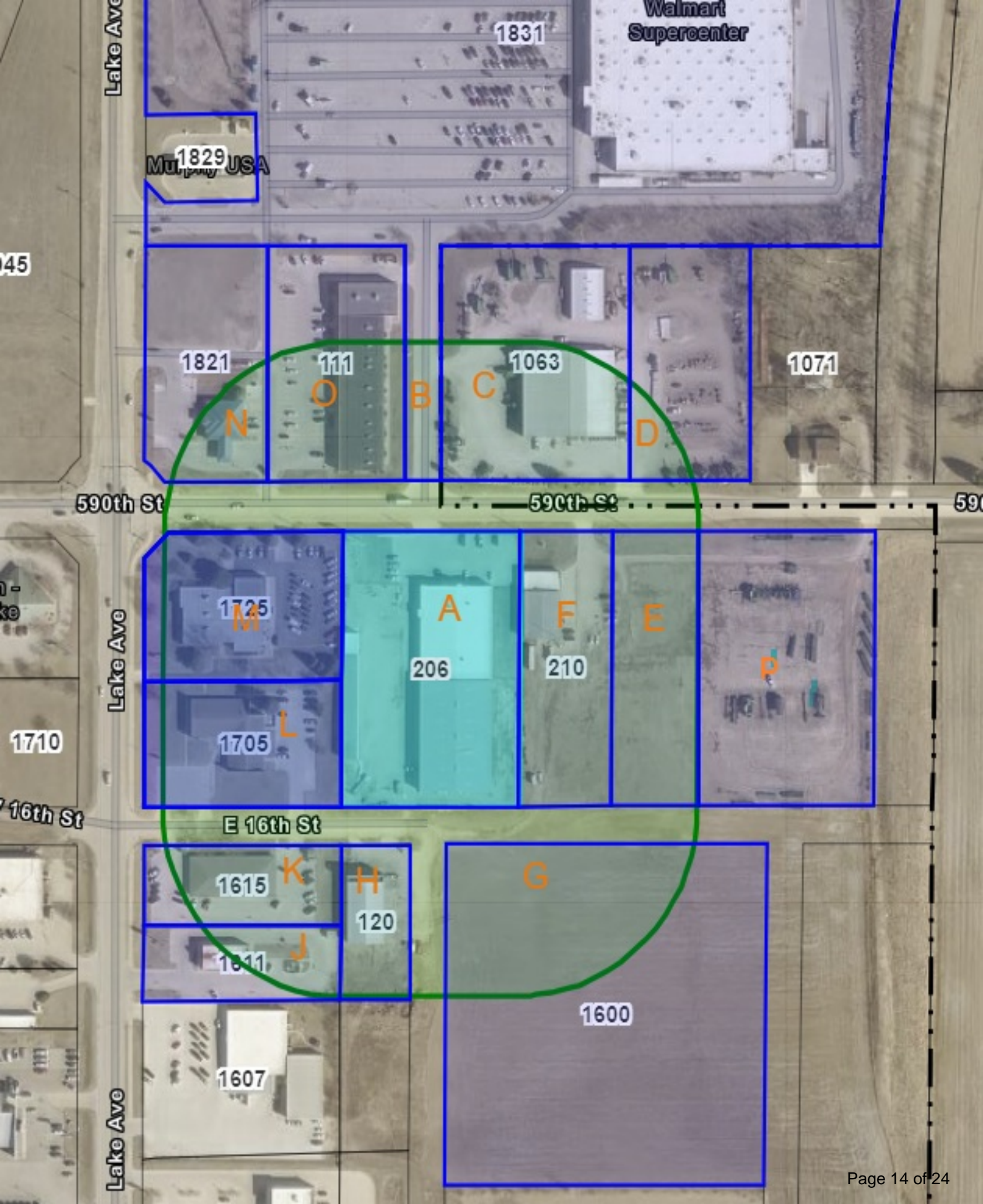
A public hearing to consider the application will be held by the Board of Adjustment during its meeting **Wednesday, September 17, 2025 at 5:00 p.m.** in the City Hall Council Chambers, 620 Erie Street, Storm Lake, Iowa. Access to the official meeting can be done through the following ways: In person at City Hall, By Telephone: **Dial: 1-312-626-6799** or toll-free 1-888-475-4499 **Webinar ID: 816 1811 4187**, By Computer: <https://uso6web.zoom.us/j/81618114187>

You, your agent, or your attorney may attend in person or call in to join the meeting to oppose or support the proposed variance application.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Olesen". The signature is written in a cursive, slightly slanted style.

Scott Olesen
Zoning Administrator



1831

Walmart Supercenter

Lake Ave

1829
Murphy USA

1821

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590th St

590th St

590th St

Lake Ave

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1600

1607

Lake Ave

Staff Summary

9/17/2025

Agenda Item # B.3.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Board Members

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2025-4: A Request For A 7-foot Side Yard Setback Variance And A 37-foot Rear Yard Setback Variance To Construct A Cold Storage/Warehouse Building In The CC, Community Commercial Zoning District.**

BACKGROUND: Marcus Lumber Company, located at 206 Sale Barn Road, is requesting a variance in Storm Lake due to storage needs stemming from the early spring windstorm event that knocked down part of an existing warehouse. They are requesting variances to the rear and side lot lines to allow the construction of a 40-foot by 72-foot cold storage/warehouse building to within 3-feet of the west and south lot lines to be used for their Lumberyard business. They are requesting this location of the new building based on the developed layout of their current facility. There is little to no room to place this building elsewhere on site. Moving the building to the required setbacks will make it difficult to get semi-trucks in to stock the building, and will hinder traffic movement of customers and supply vehicles on the location as well.

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COMPREHENSIVE PLAN RELATIONSHIP: Page 59, Goal 1: Support and expand the City's economic base. Item 2, under Goal 1 states: "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." Page 59, under the Comprehensive Plan Survey

states: The survey found there is a large desire for an increase in retail and restaurants within Storm Lake. When asked what types of businesses and services should be added the top two choices were restaurants and retail stores at 78.4% and 70.6%, respectively.

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RECOMMENDATION: Review and approve application 2025-4 based on the requirements of Article 1209 of the Zoning Ordinance, taking into consideration the unique existing business, site constraints, and the location on a non-arterial street.

ATTACHMENTS:

1. Application
2. Plans
3. MAP With KEY
4. Public Notice Paper

Variance Request

City of Storm Lake
Board of Adjustment



Scan here to complete
this application online.



Property Address: 206 SALE BARN RD
Property Owner: MARCUS LUMBER COMPANY
Owner Address (if different than above): MARCUS IA 51035
City State Zip Code
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Other Request(s):

Principal Use: COLD STORAGE/WAREHOUSE

Accessory Use:

Signature: [Signature]

Date: 8/16/25

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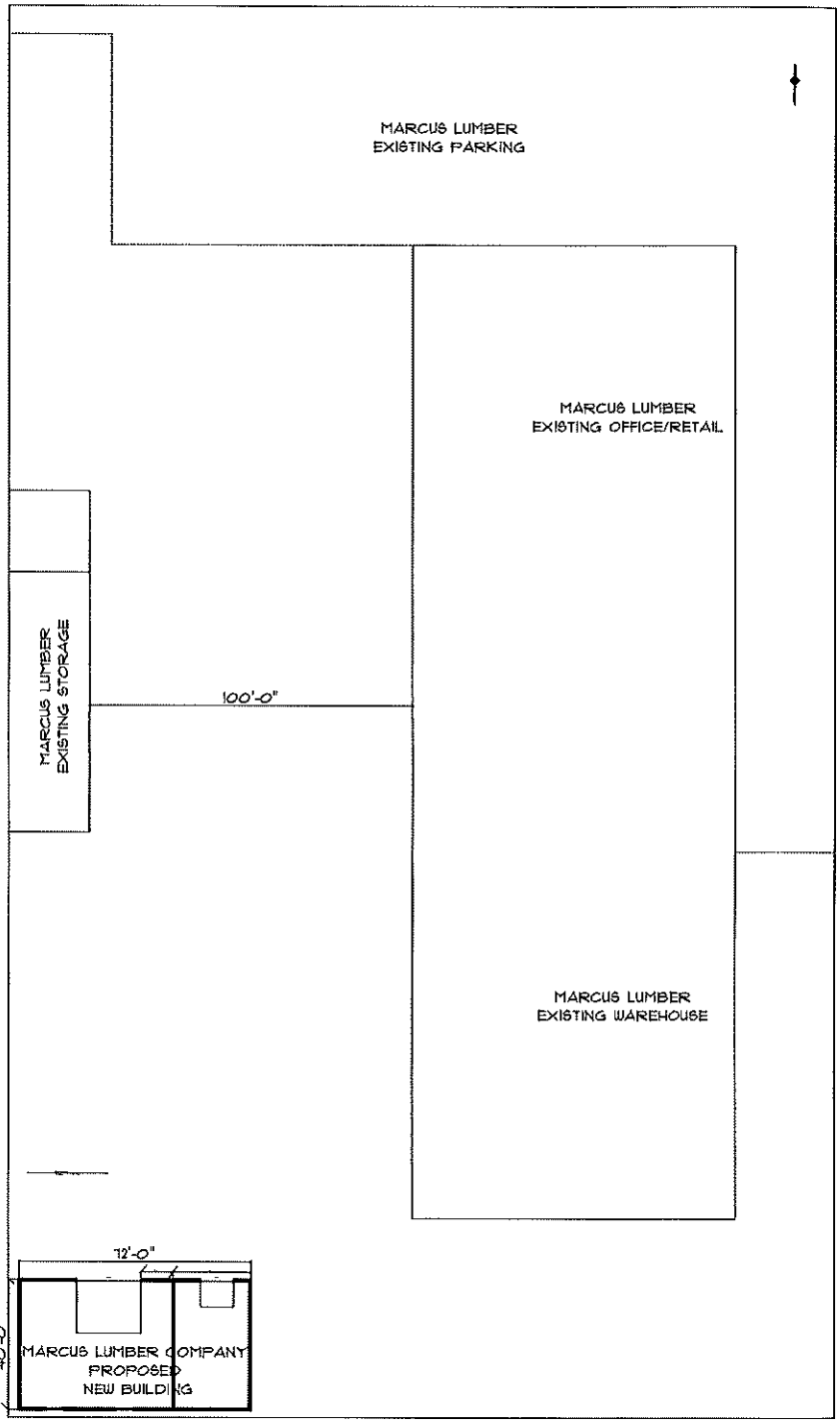
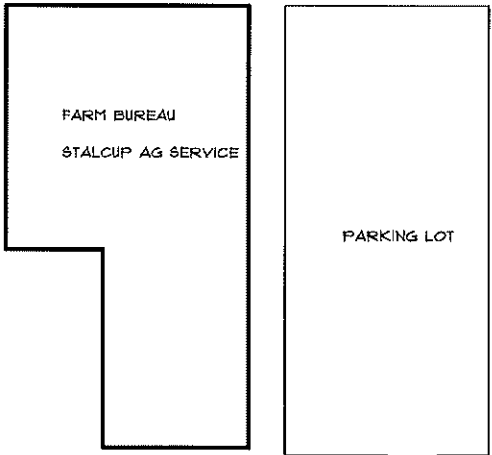
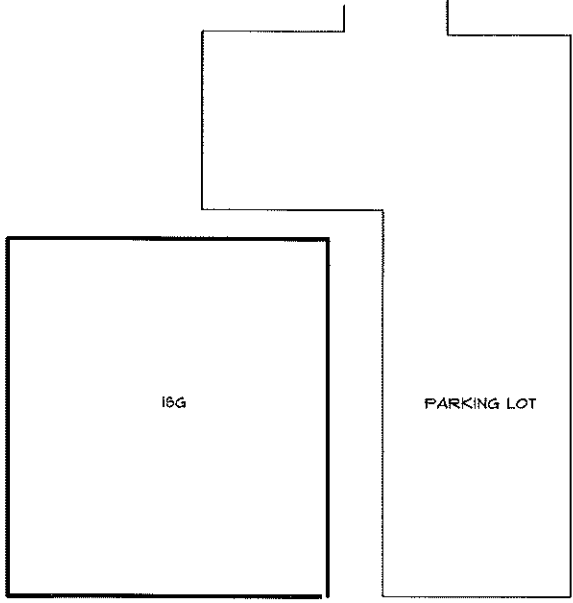
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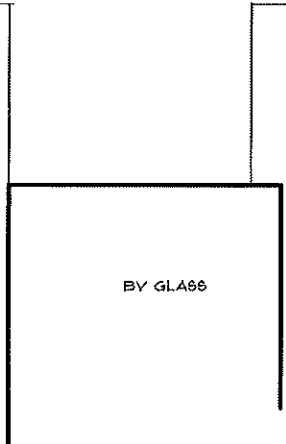
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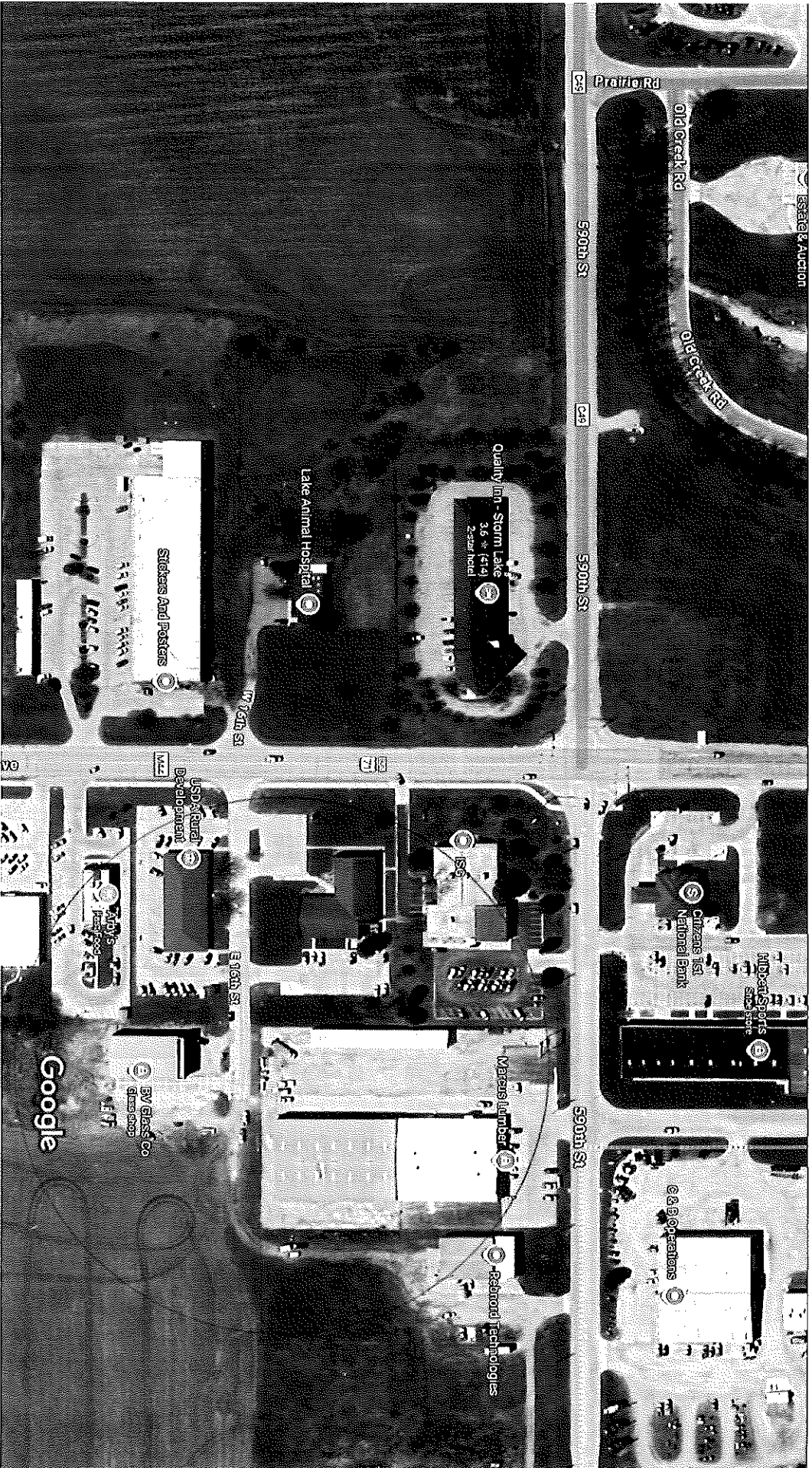
Clay Leavitt

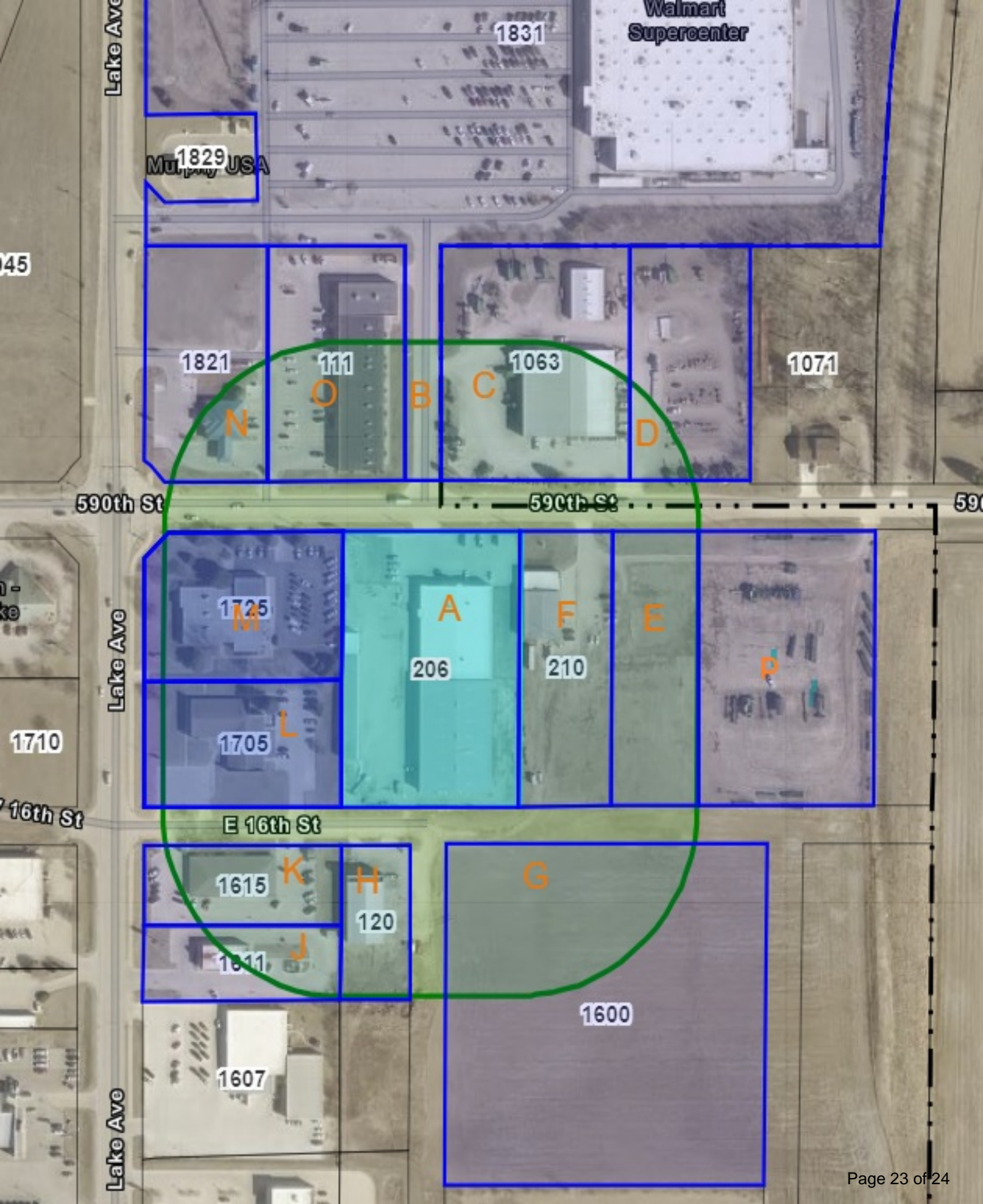
Marcus Lumber Company



EAST 16TH STR







1831

Walmart Supercenter

Lake Ave

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Murphy USA

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590th St

590th St

590th St

Lake Ave

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Lake Ave



**NOTICE OF PUBLIC HEARING FOR PUBLICATION
CITY OF STORM LAKE**

BOARD OF ADJUSTMENT File number: **2025-4**

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712)732-8000
f (712)732-4114

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You, your agent, or your attorney may attend in person or call in to join the meeting to oppose or support the proposed variance application.

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Olesen". The signature is written in a cursive style.

Scott Olesen
Zoning Administrator