

## **BOARD OF ADJUSTMENT – Harlan, Iowa – SEPTEMBER 2, 2025**

The Board of Adjustment of the City of Harlan met pursuant to the law and the rules of said Board in special session in the Council Chambers in City Hall at 12:00P.M. on the 2nd day of September 2025. Chairman Christensen called the meeting to order, and the following members were:

Present: Mike Burroughs, Mike Christensen, Ruthanne Grimsley, Julie Olson

Absent: Doug Hammer

Present Electronically: Julie Olson

Also Present: Board Secretary Susan Brammann, Building Inspector Roger Bissen, City Administrator Gervas Mgonja, City Clerk Ashley Schleis, Code Enforcement Officer Jack Gubbels

The Chairman presented the agenda. It was moved by Burroughs and seconded by Grimsley that the agenda be approved. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

Chairman Christensen asked that any conflicts of interest be stated. None were stated.

It was moved by Burroughs and seconded by Grimsley to approve the minutes from the 06/03/2025 meeting. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

Nominate Chair and Vice-Chairperson through 6/30/26: Ruth Grimsley was nominated as Chair. It was moved by Burroughs and seconded by Grimsley. Motion carried unanimously. Mike Burroughs was nominated as Vice-Chairperson. It was moved by Burroughs and seconded by Christensen. Motion carried unanimously.

Newly appointed Chair Grimsley announced that this was the date, time, and place for the public hearing regarding:

- a. **CASE BA2025-003** –Application by Megan Londo, DBA Grow Easy Grant Solutions at 1305 8<sup>th</sup> St. for a non-conforming use of property, home business.

Motion to open meeting by Christensen and seconded by Burroughs. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

Petitioner was present to explain that her grant writing business is an at-home business with no need for parking spaces for any clients.

Zoning Admin had no comments or objections to an at home business at that location.

Neighbors – None were present

It was moved by Burroughs and seconded by Christensen to close the public hearing. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

It was moved by Christensen and seconded by Burroughs to approve the application. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

- b. **CASE BA2025-004** - Application by Bruce Burger for a shed variance at property located at 201 5<sup>th</sup> St., Harlan, IA

Motion to open meeting by Christensen and seconded by Burroughs. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

Petitioner was present to state that last year he had burned down the house, leaving the garage. He would like more storage units and is asking to place 2 storage containers on property.

Zoning Admin was present to explain that according to Harlan's City Code of Ordinances, Chapter 165, 165.09, 4, that a shed or storage container both are considered accessory buildings and are only allowed when there is a primary structure such as a house on the property in an R-2. Also, sheds are to be in the back yard and the property at 201 5<sup>th</sup> St. is a corner lot, therefore there is not a backyard, but 2 front yards.

City Clerk was present to state all lots need to have a primary building on property before placing a shed. We don't want to set a precedence that placing sheds or storage units on empty lots is okay.

City Administrator was present to state that a storage container would not be appropriate to place on property. A shed with a roof would look nicer and help with the beautification of the City of Harlan.

Neighbors – None were present

It was moved by Christensen and seconded by Burroughs to close the public hearing. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

It was moved by Christensen and seconded by Burroughs to approve the application with the stipulation that a prefab or constructed shed be placed on property and not a shipping container of any kind. Decision was based on the fact the homeowner has adjacent properties with dwellings. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs. NAYS: None. Motion carried.

Other Business: None

There being no further business, the meeting was adjourned.

Susan Brammann

Susan Brammann, Secretary

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Mike Christensen, Chairperson

*These minutes are as recorded by the Secretary and are subject to Board approval at the next called meeting.*