



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
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ZONING BOARD OF ADJUSTMENT MEETING
Monday, February 13, 2023 • 6:00 p.m.
City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve _____ as Chairperson of the Zoning Board of Adjustment. / Move to action.
4. Approve _____ as Vice Chairperson of the Zoning Board of Adjustment. / Move to action.
5. Approve _____ as secretary of the Zoning Board of Adjustment. / Move to action.
6. Review the West Branch Code of Ordinance – Chapter 27 – Zoning Board of Adjustment as compared to Iowa State’s Zoning Board of Adjustment language.
7. Discussion:
 - a. Iowa State’s four-pronged unnecessary hardship test for variances.
A variance must meet all categories:
 - i. Does the land in question not yield a reasonable return if used only for the purpose allowed in that zone?
 - ii. Is the plight of the owner due to unique circumstances and not to general conditions in the neighborhood?
 - iii. Is the hardship not self-created?
 - iv. Will the use of the hardship not alter the essential character of the locality?
 - b. How the board has previously viewed variances, zoning administrator challenges, and special/conditional uses.
8. Board comments
9. Staff comments
10. Adjourn

Board of Adjustment Members: Wayne Frauenholtz, Frank Frostestad, Greg Humrichouse, Paula Verlo

Zoning Administrator: Terry Goerdt • **Mayor:** Roger Laughlin

Council Members: Colton Miller, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean

City Administrator: Adam Kofoed • **City Clerk:** Leslie Brick **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin **Parks & Rec Director:** Matt Condon • **Police Chief:** John Hanna • **Public Works Director:** Matt Goodale