

BOARD OF ADJUSTMENTS – Meeting Minutes

Meeting Date: September 29, 2025

Location: Audubon County Courthouse – Law Library

Board Members Present: Todd Nelsen – Chairperson
 Abby Rasmussen
 Mike Blum
 Linda Kerkhoff
 Joseph Nelson

Others Present: Travis & Kaiti Anthofer
 Tiffany Henkle, Planning & Zoning Director

The meeting was called to order at 10:00 A.M. by Todd Nelsen, Chairperson.

Mike Blum made a motion to approve the agenda, and Joseph Nelson seconded the motion. All in favor.

It was determined that five Board of Adjustment members were in attendance, therefore a quorum was present.

The meeting minutes from September 8th, 2025, were reviewed. Rasmussen made a motion to approve the minutes; Joseph Nelson seconded. All in favor.

The group introduced themselves and Henkle explained Joseph Nelson is the newest member to the Board of Adjustments.

Henkle explained Anthofer's process to get to this point. They first were approved a permit for building a new shop for personal use; no business would run out of it. In August they submitted a permit to change use of that building to run a diesel repair shop out of it. The Planning & Zoning Commission met on September 9th to discuss re-zoning their parcel to C-1 instead of A-1 to better align with a Repair Shop. The Commission decided against spot zoning and thought this would fall under a Special Exception for A-1 since Anthofer's would primarily be working on ag related diesel equipment, not personal vehicles.

Travis Anthofer explained his shop would be a diesel repair shop for farm related equipment.

Rasmussen made a motion and Blum seconded that granting this special exception would not adversely affect the public as stated in Article 25. All in favor.

Blum motioned to grant the special exception with no restrictions or safeguards. Joseph Nelson seconded. All in favor.

The group discussed the process of this moving forward to be reviewed by the Board of Supervisors who can't change the ruling but can send them back to the Board of Adjustment to be reviewed again.

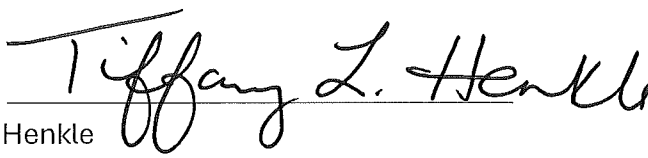
Kerkhoff motioned to post the decision to the Audubon County website and on the bulletin board in the Courthouse. Rasmussen seconded the motion. All in favor.

Rasmussen motioned to adjourn, and Blum seconded. All in favor.

Meeting was adjourned at 10:12 A.M.



BOA Chairperson

Attest by: 
Tiffany L. Henkle
Planning & Zoning Director