

AUDUBON COUNTY PLANNING AND ZONING COMMISSION

MEETING MINUTES

Audubon County Courthouse, 318 Leroy St., Law Library, Audubon, Iowa

September 9th, 2025 at 1:00 P.M.

Planning and Zoning Commission Members Present:

Blane Kerkhoff, Chairman
Susan Osvald, Vice-Chair
Gary Rasmussen
Mike Blum
Joseph Nelson
Tiffany L. Henkle – Planning and Zoning Director

Others Present:

Kaitlin & Travis Anthofer
Mitchel J. Rydl – County Engineer

Blane Kerkhoff called the meeting to order at 1:02 P.M.

Blane asked if there were any changes that needed to be made to the agenda. None were mentioned. Mike Blum made a motion to approve the agenda. Joseph Nelson seconded it. All approved. Motion passed.

The minutes from the previous meeting, January 4, 2024, were reviewed. No changes were needed. Blum made a motion to approve the January 4, 2024, meeting minutes. Nelson seconded. All approved. Motion passed.

Blane asked for nominations for Board Chairman and Vice-Chairman. Blum made a motion to keep Blane Kerkhoff as Chairman. Nelson seconded. All approved. Motion passed.

Joe Nelson made a motion to keep Susan Osvald as Vice-Chairman. Blum seconded. All approved. Motion passed.

Kerkhoff opened discussion pertaining to the request to re-zone Parcel ID 05-12-06-002-442 from A1 to C1.

Tiffany Henkle explained how Anthofers submitted a construction permit earlier this summer for a new shop for personal use/storage. That permit was approved. She explained the new request was for a change-use to allow Travis to run a diesel repair shop out of that new shop. Henkle explained to the group this use would not fall under A1 and would better fit in C1 zoning. Travis and Kaitlin explained how their plans had changed and now looking to run their LLC out of the shop when it's done.

Nelson asked how this diesel repair shop would affect the roads, especially in the winter. Rydl said there would be no special treatment as far as when snow would be removed. It would remain the same. Nelson also asked about the increase in traffic. Anthofers explained there might be a slight increase in traffic but that road already sees high volume of farm equipment.

Kaitlin and Travis confirmed they would not need a new driveway or new address; they would use their current driveway and address.

Tiffany explained County Attorney Swensen's concerns with spot zoning. Henkle discussed the alternative to re-zoning this to C1 would be to submit a suggestion to the Board of Supervisors to amend the ordinance to

add verbiage to allow a diesel repair shop in A1. She explained this would take some time because of the need for a public hearing.

Osvold read an excerpt from the ISU manual regarding spot zoning. The group discussed on benefits of this business and may not be considered detrimental to the surrounding landowners or the county.

Further discussion was had on what type of equipment Travis would be servicing. He stated it will be farm tractors, farm equipment, some semis and possibly dozers. He confirmed he would not be doing work on diesel pick-up trucks.

With this information in mind, the group felt this would fall more in line with a Special Exception from the Board of Adjustment and be left as an A-1 zone.

Nelson made a motion to leave this parcel zoned as A1 and have Kaitlin & Travis Anthofer go before the Board of Adjustments for a Special Exception. Blum seconded. All approved. Motion passed.

Kerkhoff asked for any other business that needed to be addressed. Henkle explained if the group wants to change from a 7-person to 5-person board like discussed at the previous meeting it would need to be amended in the ordinance through the correct process at a later time. Henkle explained she had gone to the Board of Supervisors to request the 2 vacant spots be filled and they plan to start looking for replacements.

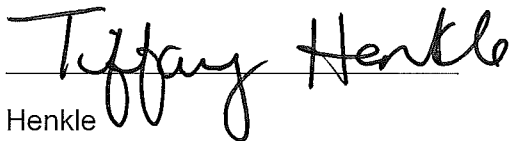
Blum motioned for the meeting to be adjourned. Nelson seconded.

Meeting was adjourned at 1:43 P.M.



Blane Kerkhoff, Chairperson

Attest by:



Tiffany L. Henkle
Planning & Zoning Director