

## BOARD OF ADJUSTMENT – Harlan, Iowa – March 31, 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 4:30 P.M. on the 31<sup>st</sup> day of March 2025. Chairman Christensen called the meeting to order, and the following members were:

Present: Mike Burroughs, Mike Christensen, Ruthanne Grimsley, Julie Olson, Doug Hammer  
Also Present: Board Secretary Susan Brammann, Ashley Schleis, Building Inspector Roger Bissen, City Administrator Gervas Mgonja

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

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

It was moved by Grimsley and seconded by Burroughs to approve the minutes from the 12/27/24 meeting. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs, Hammer. NAYS: None. Motion carried.

Christensen announced that this was the date, time, and place for the public hearing regarding:

- a. CASE BA2025-001 – Application by Faith Investments, LLC for a variance to allow tenant Honeycomb Haven short term lodging for quilting retreats at 517 Court St., Harlan, IA that is currently zoned B-1.

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

Petitioner was present with Annie Wooster owner of Honeycomb Haven. Honeycomb Haven's plans are to hold weekend crafting retreats. Maximum number of people in building would be 7. Some are traveling from different cities and will need to use a room for an overnight stay.

Zoning Admin was present to address zoning regulations. According to Chapter 165.7.C - Residential uses are allowed with Board of Adjustment approval if:

- (1) The dwelling (residential use) is located on the first (ground) floor of a permitted non-residential use and does not occupy more than 50% of the space for residential use on that level. The business use shall occupy the street side (front) portion of the first (ground) floor.

Zoning Admin stated that business is up front with less than 50% use for the overnight stays. There is an ordinance on parking, however, petitioner stated that there is parking in the back near the alley and have advised retreat attendees to use that parking.

Neighbors – No Neighbors present at meeting

SCSB Email – Stated North parking lot fills up quickly and they are concerned that parking on the Southside would be limited due to short term lodging. No other concerns.

Jerry Henscheid came into City Hall inquiring about BOA application. It was explained to him, and he had no concerns.

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

It was moved by Grimsley and seconded by Burroughs to approve the application. Roll call vote: AYES: Olson, Christensen, Grimsley, Burroughs, Hammer. 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.*