

# TAMA COUNTY ZONING BOARD OF ADJUSTMENT MINUTES

Conditional Use Permit Hearing for Dustin & Lauren Dolash and Appeal Hearing for Salt Creek Wind LLC

Wednesday July 16, 2025. Reinig Toledo Civic Center, Toledo IA.

Board members present: Nancy Yuska, David Sherwood, Scott Snyder, John Wagner. Nancy Smith joined via phone.

Ten community members were present in the room, and Newspaper Staff Ruby McAllister was present on Teams.

Attorney and legal team members present: Katherine Jones and Thomas Henderson (Whitfield Law)

## MINUTES:

The meeting was called to order at 6:00 PM by Yuska, followed by the Pledge of Allegiance.

Chairman Yuska requested a motion to amend the tentative agenda, based on a letter from Salt Creek Wind LLC on 7/14/25 rescinding their Appeal Request of the decision by the Zoning Administrator to deny a Zoning Certificate for a LiDAR structure. Motion by Wagner, second by Snyder to approve an amended agenda. All Ayes, motion carried.

Minutes from the previous meeting on 6/17/25 were reviewed. Motion by Snyder, second by Wagner to approve the minutes. All Ayes, motion carried.

Chairman Yuska requested a motion to nominate John Wagner as Vice Chairman of the Board of Adjustment. Motion by Smith, second by Snyder. All Ayes, motion carried.

Dustin Dolash discussed his request for a Conditional Use Permit to keep his primary dwelling on his property as they are building their new house. Address 3178 S Ave, Chelsea IA 52215, PIN 16.19.300.017. They plan to move into the new home in the Spring of 2026. Their plan for demolishing the old home is tentatively Spring of 2027.

Chairman Yuska discussed possible conditions of the Permit, primarily the expiration of the permit and a communication requirement for updating the Zoning Administrator when the new home is complete and when project is finished to close the permit. Sherwood motioned to approve the Conditional Use Permit, Wagner seconded. Additional discussion continued with a request by Snyder to add another condition to specify a "hardship clause" in the case of extenuating circumstances, which would allow a process for extension of the end date of the permit if needed.

Chairman Yuska asked if there was any public comment on this Conditional Use Permit request. Dennis Yuska asked a question about their use of a contractor, and a letter submitted by neighboring landowners Doug and Traci Dolash in support of the permit request.

Conditions agreed to and signed for the Conditional Use Permit for Dustin and Lauren Dolash:

- 1- Contact Zoning Administrator when new house is built and moved into
- 2- Their existing home (older one) will be demolished/removed by no later than 12-31-2027.
- 3- If there would be any serious extenuating circumstances, there is the possibility of a short extension.  
Contact Zoning Administrator to arrange for the Board of Adjustment to meet and discuss.

Roll Call Vote (previously a motion and second; All Ayes, motion carried.

Snyder motioned for the Board of Adjustment to go into closed session (per Iowa Code 21.4(1)(c)), Sherwood seconded. Roll Call vote; All Ayes, motion carried. Closed session began at 6:20 PM.

Motion by Wagner to come out of Closed Session at 7:07 PM, seconded by Smith. Roll Call vote; All Ayes, motion carried.

No action or requests resulted from the Closed Session discussion.

Motion to adjourn by Sherwood, second by Wagner. All Ayes, motion carried. Meeting adjourned at 7:09 PM.

*\*\*VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD OF ADJUSTMENT MEETING HELD JULY 16, 2025 IS AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL \*\**

Respectfully Submitted,

Laura Wilson