

TAMA COUNTY ZONING BOARD OF ADJUSTMENT MINUTES

Variance Hearing for Laura Canaday

Thursday November 6, 2025. Administration Building, 104 W State Street, Toledo IA.

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

Zoning Administrator: Laura Wilson

11 community members were present in the room, with zero attending via Teams.

MINUTES:

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

Motion by Sherwood, second by Wagner to approve the agenda. All Ayes, motion carried.

Motion by Snyder, second by Smith to approve the Minutes from the previous meeting on 10/13/25. All Ayes, motion carried.

Motion by Wagner, second by Snyder to approve the Minutes from the previous meeting on 10/14/25. All Ayes, motion carried.

Zoning Administrator Wilson recommended approval of the variance, based on application materials and comments of support from the chairman of the lake corporation, and barring any major objections from other commentors.

Applicant Laura Canaday presented information on her dwelling addition project that was requiring a variance to reduce the parcel side yard setbacks in the R-L (R-1) district from 15 feet to approximately 3 feet from the parcel line.

Zoning Administrator Wilson presented two comments that were provided prior to the meeting, both in support of the applicant. No one from the audience specifically spoke out with comments, but were in agreement that they were all there in support of the applicant.

The Board members asked questions and held discussion. Chairman Yuska requested that the setback agreement be worded as “no less than 3 feet” instead of “approximately 3 feet”. Motion by Wagner, second by Sherwood to approve the variance. Roll Call vote; all ayes, motion carried.

Zoning Administrator Wilson explained that due to a stipulation in the Iowa Code, the board of supervisors may provide for its review of variances granted by the board of adjustment before their effective date. The approval from this meeting would be presented to the Supervisors for their review at their meeting on November 10, and approval would not be effective until after the Supervisors’ review.

Motion to adjourn by Smith, second by Sherwood. All Ayes, motion carried. Meeting adjourned at 6:15 PM.

***VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD OF ADJUSTMENT MEETING HELD NOVEMBER 6, 2025 WILL BE AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL ***

Respectfully Submitted,

Laura Wilson