



**City of Oskaloosa
Board of Adjustment
Council Chambers
City Hall, 220 S. Market Street
Oskaloosa, IA 52577
Agenda**

Tuesday, January 27, 2026

5:00pm

1. Call to Order / Roll Call

Chair: Spoelstra _____; Kaisand _____; Ward _____; Bruxvoort _____;
Scholtus _____; Scanlon _____; Webb _____.

2. Approval of Minutes

Documents:

[SEPTEMBER 23, 2025 MINUTES.PDF](#)

3. Citizens to be Heard

4. New Business

A. Consider a variance request by Kabal Chauhan to waive the north sidewalk requirement for 102 H Avenue East.

Documents:

[1-27-2026 BOA AGENDA MEMO FOR 102 H AVE EAST.PDF](#)
[102 H AVENUE VARIANCE APPLICATION.PDF](#)

B. Consider a variance request by Stacie Drake to place an accessory building in the front yard for a farmstand business at 1904 Burlington Road.

Documents:

[1-27-2026 BOA AGENDA MEMO FOR 1904 BURLINGTON ROAD.PDF](#)
[1904 BURLINGTON ROAD - VARIANCE APPLICATION.PDF](#)
[LETTER TO BOA AND LETTERS OF SUPPORT.PDF](#)

5. Election of officers for 2026

6. Adjournment

NOTICE: If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431

CITY OF OSKALOOSA
BOARD OF ADJUSTMENT
Meeting Minutes
September 23, 2025

A regular meeting of the Board of Adjustment was called to order at 5:00 P.M. on Tuesday, September 23, 2025, by chair Royce Spoelstra at City Hall, 220 South Market Street, Oskaloosa, Iowa.

1. Roll Call

Present: Royce Spoelstra, Steve Kaisand, Sue Ward, Byron Bruxvoort, Chuck Webb,
Donna Scanlon, Cody Scholtus

Absent: None

Staff: Shawn Christ, Adam Eklofe, Shawn Metcalf

Others: Brenda Vos, Derek Moyer

2. Approval of Minutes. It was moved by Webb, seconded by Scanlon, to approve the July 22, 2025, Board of Adjustment minutes. Motion carried unanimously.

3. Citizens to be Heard. None

4. New Business.

A. Consider a variance request from Moyer Elite to remove or delay requirements at 2063 245th Street.

Brenda Vos explained the River Hills agreement, sidewalk plan, and reason for the desired time extension for paving the parking lot and installing the south sidewalk to the Board. River Hills has agreed to install a south sidewalk on not only their property, but Moyer Elite's as well. No sidewalks are currently present at either property, so constructing one continuous sidewalk will help with the design and layout. Brenda also expressed concern about the possibility of their parking lot receiving damage from the sitework needed for installing the south sidewalk and construction of the River Hills Clinic.

Brenda also explained the topography challenges with constructing an east sidewalk. Last year, the Board set a completion date of September 24, 2025, for the sidewalk, but unforeseen challenges prevented its construction. A property marker was recently located, and the marker puts the property line an additional four feet into the heavily vegetated ditch. Alternative locations for installing a sidewalk were discussed, but they pose challenges as well.

The Board discussed the time extension request for completing the south sidewalk and paving the parking lot, a one-year extension closely aligns with the River Hills project. It was moved by Kaisand, seconded by Webb, to approve a one-year time extension for installing the south sidewalk and parking lot paving requirements. Motion carried unanimously.

It was moved by Scanlon, and seconded by Webb, to approve a variance that waives the sidewalk requirement for the east side of the property. The roll was called and the vote was:

AYES: Bruxvoort, Scholtus, Scanlon, Webb

NAYS: Spoelstra, Kaisand, Ward

The motion carries.

5. Adjournment. With no further business it was moved Webb, seconded by Scholtus, to adjourn the meeting at 5:52 pm. Motion carried unanimously.

Minutes by Adam Eklofe



AGENDA MEMO

Meeting Type: Board of Adjustment

Meeting Date: January 27, 2026

Staff Contact: Adam Eklofe

Department: Development Services

ITEM TITLE:

Consider a variance request by Kabal Chauhan to waive the north sidewalk requirement for 102 H Avenue East.

SUMMARY:

Mr. Chauhan recently installed a new primary residential dwelling structure at 102 H Avenue East. The parcel ID is 1013279001 and it is located in the R-2 General Residential zoning district.

For properties without sidewalks, Oskaloosa Municipal Code Section 17.06.050(a) requires that public sidewalks be installed for all new developments in all zoning districts. This includes projects requiring a site plan review, changes in property use type, and all new primary residential structures.

Section 17.11 enables the Board of Adjustment to authorize a variance by reason of exceptional narrowness, shallowness, or shape of a piece of property; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, where such strict application would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of the property. To grant a variance, the following criteria must be met. Staff review findings for each are noted in **bold**.

1. Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title. **Finding: MET. The existing slope, utility poles, and street signage located in the right-of-way make constructing a sidewalk difficult. Furthermore, a retaining wall will need to be constructed after a significant amount of sitework is performed due to the slope of the property.**
2. Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity. **Finding: MET. Most city lots and subdivisions have pre-established grading or require minimal grading work for sidewalks. The north side right-of-way slope is significantly greater than most other lots and the two utility poles present make constructing a sidewalk even more difficult.**

3. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district. **Finding: MET. This property spans from North Market Street to North 1st Street, so there are no adjacent properties with sidewalks that run east or west. Sidewalks are present on the east and west side of the property. A sidewalk is present on the north side of H Avenue East.**
4. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice. **Finding: MET. The existing utility poles and terrain along the north side right-of-way does pose a demonstrable hardship. It is buildable, but not without a vast amount of site work.**
5. The condition or situation of the property concerned is not so general or recurring in nature as to make reasonably practicable a general regulation to be adopted as an amendment to this title. **Finding: MET. There are limited areas within the city limits which share these topographic conditions. A general code amendment to eliminate the sidewalk requirement is not recommended.**
6. The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution. **Finding: MET. The variance would be granted due to exceptional topographic conditions and would not be a substantial detriment nor impact the intent and purpose of the code.**

RECOMMENDATION:

Upon review, staff finds all necessary criteria have been met and recommends approval of the variance request. The board may attach appropriate conditions to ensure conformity with the zoning code. The board may also deny the variance if they find one or more criteria are not met.

BUDGET CONSIDERATIONS:

\$100.00 application fee

ATTACHMENTS:

Application, application responses sheet, site plan, exhibits.







City of Oskaloosa, Iowa

Development Services Department

220 South Market Street, Oskaloosa, IA 52577

Phone: (641) 673-7472 Fax: (641)673-3733

VARIANCE APPLICATION

To the Board of Adjustment of the City of Oskaloosa, Iowa:

You are hereby notified that the undersigned owner(s) of the following described property located in the City of Oskaloosa, Iowa, do(es) hereby appeal for a variance to the Ordinances of the Oskaloosa Municipal code.

Property Address: 102 H Ave

Legal Description: Lot 1 & 3 BLK 2 MUL Hallens Add
& 16'5" X 120' Vac ALLEY BTW EXC S 1.75' Lot

Variance Description (state what the variance will allow):
Because of the topographical Lay out,
It is not ~~doable~~ Doable.

THE REQUESTED VARIANCE INVOLVES THE PROVISIONS OF THE FOLLOWING NOTED ORDINANCES OF THE OSKALOOSA MUNICIPAL CODE:

Example: Code Section: <u>Table 17.08C</u>	Requirement: <u>The front yard setback in an R-2 district is 25 feet</u>
Code Section: <u>17.06.050</u>	Requirement: <u>sidewalk requirement</u>
Code Section: _____	Requirement: _____
Code Section: _____	Requirement: _____

If more space is needed, attach a list of the Code Sections and their respective requirements to this application. Note: Development Services staff can assist you with the code referrals and requirements.

APPROVAL REQUIREMENTS:

A variance is not a right. It may be authorized where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such strict application would result in a peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property (OMC 17.34.090C1). A variance shall be granted only when the applicant establishes that all of the following requirements are met (please respond to each of the following requirements):

1. Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance (please explain):
it is not Doable Because the Layout
at the ground. Slope of ground is too steep.



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2. Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity (please explain):

Because it has a giant hill

The ground would need to be excavated. And that is not even an option because of being too steep.

3. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance (please explain):

~~It~~ A Retaining wall build would not change the situation. I am the only house on that street. So no one will be affected by this decision.

4. The granting of such variance is based upon the reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice (please explain):

The only reason is the elevation and the slope of the ground.

5. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this title (please explain):

This is unique situation. It is a one time thing. We don't need to change the code.

6. The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution (please explain):

There are no other home on this street so it will not affect any other homes or the public.



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If the applicant is not the owner, then the owner must sign below or provide a letter authorizing the appeal.

Wherefore, the undersigned request that the Board of Adjustment fix the date and place for a hearing upon this variance application, and that upon said hearing the variance applied for be granted. I further hereby certify that all the above statements and the statements contained in the submitted papers attached herewith are correct, factual, and true.

Dated this 5 day of Jan, 2026
Applicant(s) Signature(s): Kabal Chauhan

Name(s): KABAL CHAUHAN Phone: 5155081818
Address: 307 A Ave West Email: Kabal Chauhan@hotmail.com
OSKALOOSA IA 52577

Owner(s) Signature(s) (if other than applicant): Kabal Chauhan

Name(s): KABAL CHAUHAN Phone: 5155081818
Address: _____ Email: _____

For Office Use Only

Fee: \$100.00 Residential \$200.00 Commercial Date Fee Paid: 1/5/26
Date Hearing Advertised: _____ Appeal Granted: _____
Date of Hearing: _____ Appeal Denied: _____

INFORMATION REGARDING THE BOARD OF ADJUSTMENT

The Board of Adjustment (BOA) is a quasi-judicial board created by the City of Oskaloosa, Iowa, under state law. The purpose of the BOA is to provide recourse for any citizen of Oskaloosa to appeal perceived inequity in the existing Zoning Ordinance or the decisions of the Zoning Administrator or Building Official of the City of Oskaloosa.

The BOA welcomes any testimony. Decisions rendered by the BOA are based upon the facts and evidence allowed under City Code and presented in an open meeting. All proceedings of the meeting are tape recorded as evidence in the event of further litigation. The BOA is an independent Board of Citizens and not a part of the City Administration. The City Attorney and City Staff may be present to assist the BOA. A decision rendered by the BOA can be appealed online in District Court.

BOA meetings are held as needed on the 4th Tuesday of every month. A completed application must be filed at least thirty (30) days prior to the meeting. Public notice of an appeal must be posted on the property and in a local newspaper no less than ten (10) days prior to the meeting.



AGENDA MEMO

Meeting Type: Board of Adjustment

Meeting Date: January 27, 2026

Staff Contact: Adam Eklofe

Department: Development Services

ITEM TITLE:

Consider a variance request by Stacie Drake to allow placement of an accessory building in the front yard at 1904 Burlington Road.

SUMMARY:

Stacie Drake recently installed an accessory building containing a farmstand business in the front yard (possibly within the right-of-way) at 1904 Burlington Road. The parcel ID is 1119427008 and the property is in the Community Commercial zoning district.

Oskaloosa Municipal Code Section 17.05.100 states that no accessory building shall be located within any easement, right-of-way, or front yard, and also requires a minimum 15-foot front yard setback for accessory buildings.

Section 17.11 enables the Board of Adjustment to authorize a variance by reason of exceptional narrowness, shallowness, or shape of a piece of property; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, where such strict application would result in peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of the property. To grant a variance, the following criteria must be met. Staff review findings for each are noted in **bold**.

1. Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title. **Finding: Not Met. It is not common for structures to be placed within the front yard setback and/or public right-of-way, whether they are used for commercial or residential purposes. There are no topographical challenges to overcome for placing the accessory building in the rear yard.**
2. Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity. **Finding: Not Met. Other properties wanting to add an accessory building will be required to follow the site regulations outlined in OMC section 17.05.100.**

3. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district. **Finding: Partially Met. The Park Church of Christ is west of the property and the neighboring property to the east is single family dwelling structure located in the City of University Park. No accessory buildings are present in the front yards of the adjoining properties.**
4. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice. **Finding: Not Met. The application states the farmstand structure must be located in the front yard/right-of-way so that it can be seen and so customers can park in the driveway and access the structure. Other options exist including locating the business within the garage or the home, or placing the farmstand in the back yard, use the shared driveway for access, and placing a couple parking stalls and walkway for access. A sign could be placed in the front yard for visibility.**
5. The condition or situation of the property concerned is not so general or recurring in nature as to make reasonably practicable a general regulation to be adopted as an amendment to this title. **Finding: Not Met. A general code amendment to allow placement of accessory buildings in the front yard or right-of-way is not advised. There are no site conditions present to support such change.**
6. The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution. **Finding: Not Met. Granting a variance to allow placement of the accessory building in the front yard could be substantially detrimental to the adopted zoning code when compliance can be achieved by relocating the building to the rear yard.**

RECOMMENDATION:

Upon review, staff finds all necessary criteria have not been met and recommends denial of the variance request. The board may attach appropriate conditions to ensure conformity with the zoning code. The board may also deny the variance if they find one or more criteria are not met.

BUDGET CONSIDERATIONS:

\$200.00 application fee

ATTACHMENTS:

Application, application responses sheet, site plan, exhibits.







**Proposed Variance
1904 Burlington Road**





City of Oskaloosa, Iowa

Development Services Department

220 South Market Street, Oskaloosa, IA 52577

Phone: (641) 673-7472 Fax: (641)673-3733

VARIANCE APPLICATION

To the Board of Adjustment of the City of Oskaloosa, Iowa:

You are hereby notified that the undersigned owner(s) of the following described property located in the City of Oskaloosa, Iowa, do(es) hereby appeal for a variance to the Ordinances of the Oskaloosa Municipal code.

Property Address: 1904 Burlington Rd. Oskaloosa IA 52577

Legal Description: Lot 2 of Park Church of Christ First ~~Subdivision~~ Subdivision in the City of Oskaloosa, Mahaska County, Iowa

Variance Description (state what the variance will allow):

The variance would allow our existing farmstand structure to remain in the front yard of the property, rather than in the backyard as normally required for accessory buildings.

THE REQUESTED VARIANCE INVOLVES THE PROVISIONS OF THE FOLLOWING NOTED ORDINANCES OF THE OSKALOOSA MUNICIPAL CODE:

Example: Code Section: Table 17.08C

Requirement: The front yard setback in an R-2 district is 25 feet

Code Section: 17.05.040

Requirement: no accessory buildings shall be located w/in

Code Section: _____

Requirement: an easement, right-of-way, or front yard.

Code Section: _____

Requirement: _____

If more space is needed, attach a list of the Code Sections and their respective requirements to this application. Note: Development Services staff can assist you with the code referrals and requirements.

APPROVAL REQUIREMENTS:

A variance is not a right. It may be authorized where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such strict application would result in a peculiar and exceptional practical difficulties to or exceptional and undue hardships upon the owner of such property (OMC 17.34.090C1). A variance shall be granted only when the applicant establishes that all of the following requirements are met (please respond to each of the following requirements):

1. Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance (please explain):

If we have to follow the rule as written, we would be forced to move our farmstand to the backyard, which simply won't work. There is no safe or practical space for customers, parking, or walking back there, and people wouldn't be able to see it. This would make it impossible for us to operate the farmstand. Moving the farmstand to the back-yard would impede on our neighbors property. Currently where it is placed allows customers to park in our driveway to help with impacting traffic.



City of Oskaloosa, Iowa

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220 South Market Street, Oskaloosa, IA 52577

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2. Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity (please explain):

Most if not all of our neighbors do not run a farmstand or anything that requires customers to walk up and access a building. ~~There~~ Their properties do not need a front-yard structure to operate. Our situation is extremely unique, as our property is used as a small farmstand that people visit, so the challenge truly only affects us.

3. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance (please explain):

Our farmstand has been in the front yard with no complaints. It is clean, cute and adds to the character of the neighborhood. It doesn't block views, cause problems or disrupt traffic. It fits well and doesn't change what the neighborhood looks or feels like. It actually adds character.

4. The granting of such variance is based upon the reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice (please explain):

We aren't asking for this variance because it's easier or because we want to make more money. The problem is that the stand cannot function anywhere except the front yard. Customers need safe access, parking and visibility (all the things the backyard cannot provide). The reality is that if the stand has to move, we would not be able to operate. This is a real hardship, not a preference.

5. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this title (please explain):

Most properties in our zoning district don't have farmstands or need front-yard customer access. This is not a common situation across Oskaloosa. It only applies to us because of how our property is used. Since it is so specific, a variance makes more sense than changing the zoning laws.

6. The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any ordinance or resolution (please explain):

Letting our farmstand stay where it is will not hurt the neighborhood or the public. It's safe, accessible and enjoyed by the community. The purpose of the law/rule/code is to prevent unsafe, ugly or intrusive buildings from clustering front yards, and our farmstand is none of those things. Allowing us to keep our stand where it is offers us the opportunity to continue serving the community of Oskaloosa.



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If the applicant is not the owner, then the owner must sign below or provide a letter authorizing the appeal.

Wherefore, the undersigned request that the Board of Adjustment fix the date and place for a hearing upon this variance application, and that upon said hearing the variance applied for be granted. I further hereby certify that all the above statements and the statements contained in the submitted papers attached herewith are correct, factual, and true.

Dated this 15th day of December, 20 25.

Applicant(s) Signature(s): Stacie Drake Neils Brandenhorst

Name(s): Stacie Drake Phone: 517-719-6232
Address: 1904 Burlington Rd. Oskaloosa IA 52577 Email: thetinroofcs@gmail.com

Owner(s) Signature(s) (if other than applicant): _____

Name(s): _____ Phone: _____

Address: _____ Email: _____

For Office Use Only

Fee: \$100.00 Residential \$200.00 Commercial Date Fee Paid: 12/16/25

Date Hearing Advertised: _____ Appeal Granted: _____

Date of Hearing: _____ Appeal Denied: _____

INFORMATION REGARDING THE BOARD OF ADJUSTMENT

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The BOA welcomes any testimony. Decisions rendered by the BOA are based upon the facts and evidence allowed under City Code and presented in an open meeting. All proceedings of the meeting are tape recorded as evidence in the event of further litigation. The BOA is an independent Board of Citizens and not a part of the City Administration. The City Attorney and City Staff may be present to assist the BOA. A decision rendered by the BOA can be appealed online in District Court.

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December 15th, 2025
Board of Adjustment
Mahaska County - City Hall

Dear Board of Adjustment,

Neila and I are writing to respectfully share our concerns regarding the current zoning issues involving our farmstand. Much of this information is also included in our variance application; however, we felt it was important to reiterate our perspective and provide additional context.

We understand that we have been notified that the farmstand may be located within the right-of-way and that it cannot be positioned closer to the road than our home. We fully recognize and respect the purpose of these regulations. At the same time, we are struggling with how the current actions impact something that has become deeply meaningful, not only to us, but to our surrounding community.

Our farmstand has been a longtime dream and has grown into a place centered on connection and giving back. Through it, we have been able to support various community events and local needs. Most recently, we were able to raise over \$1,000 for a local child battling leukemia. Our intention has never been financial gain; rather, our goal has always been to foster community and serve others. We would be heartbroken if we were no longer able to continue this work.

We have truly loved baking for and serving the community through the farmstand, and our neighbors have expressed their enjoyment and support as well. Relocating the stand to the back of our property would present significant logistical and accessibility challenges, which would likely result in us having to close the farmstand altogether.

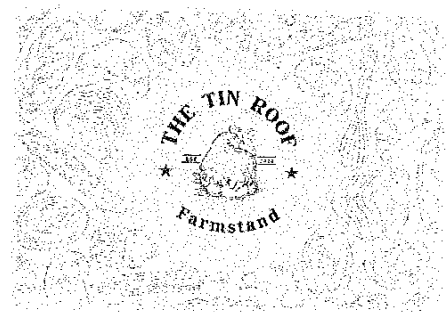
In an effort to address the zoning concerns, we have contacted a licensed surveyor who will be surveying our property to clarify lot lines and hopefully resolve the first issue. Additionally, we are respectfully requesting consideration for an exception through our variance application, supported by letters from community members.

Thank you for taking the time to review our variance request and accompanying letters. We truly appreciate your willingness to consider our situation and to understand the heart behind our farmstand. We are hopeful that a solution can be found that allows us to continue serving our community.

Thank you again for your time and consideration.

Sincerely,

The Tin Roof Farmstand
1904 Burlington Rd.
Oskaloosa IA, 52577



To Whom It May Concern:

As a fellow neighbor, community member, and patron of The Tin Roof Farmstand, I am requesting that you allow the farmstand to remain in its current location and to accept their zoning variance application.

The farmstand is a wonderful and vital part of our local community and moving it would cause their operation to suffer. Their locally sourced and home-baked goods are a huge asset to our city and bring community members together in a positive way. Visibility and accessibility to the farmstand are key for their business, as well as safety for their patrons, especially during the winter season.

In addition, the proprietors, Neila and Stacie, do an excellent job of upkeeping the farmstand's appearance with tasteful décor and a maintained exterior, including their lawn surrounding the farmstand.

The farmstand is a vibrant addition to our community and hindering their operation by moving the building to their backyard is not in the best interest of the city or its members.

Thank you for your consideration,



Olivia Hemsworth

2102 Burlington Rd

University Park, IA 52595

319-230-6449

December 15, 2025

Oskaloosa City Council

Mahaska County - City Hall

Dear Members of the Oskaloosa City Council,

I am writing to address the recent discussion regarding the proposed relocation of the Tin Roof Farmstand to the back of the Drake's home. While I understand the Council's responsibility to consider zoning, safety, and community appearance, I would like to share concerns about how this move would negatively impact customers and the business itself.

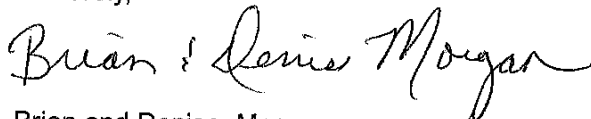
Placing the stand behind the home would make it difficult for customers to locate and access the farmstand. Moving the stand to the rear of the property would reduce foot traffic, limit accessibility for elderly customers and families, and create confusion for first-time visitors. A farm stand depends heavily on ease of access, and this change would significantly affect its ability to serve the community. Customers are not only from Oskaloosa, but Pella, Eddyville and other communities. This past weekend (December 13th) when I arrived at the Tin Roof, Mrs. Drake was shoveling the drive for customers to safely have access (on safe pavement) to the shed to purchase the wonderful food we get each weekend from this business. That could not happen if the shed was not in its current location.

Additionally, it is important to note that other local businesses in Oskaloosa operate food trucks, coffee pop ups in their parking lots off to the side, not behind the building. These businesses benefit from visibility and customer convenience while still operating responsibly and safely. Treating the Tin Roof Farmstand differently creates an uneven standard for small, local businesses.

The Tin Roof Farmstand has become a valued part of the community, offering local products and has support from businesses in town. Allowing it to remain in a visible, accessible location would help ensure continued success while maintaining consistency with how other businesses are permitted to operate.

Thank you for your time and consideration. I appreciate the Council's willingness to listen to community input and respectfully ask that this matter be reconsidered with customer convenience and fairness in mind.

Sincerely,



Brian and Denise Morgan
2224 A Avenue East
Oskaloosa, Iowa 52577

Katie Johnston

1149 Clearview Dr

Oskaloosa, IA 52577

k80.johnston@gmail.com/ 641-670-1267

City of Oskaloosa

Board of Adjustment

Re: Request for Variance – Farm Stand Structure Location

Dear Members of the Oskaloosa City Council / Board of Adjustment,

I am writing in support of granting a variance for the Tin Roof farm stand located at 1904 Burlington Rd, allowing the small structure to remain in its current location rather than being relocated to the backyard.

The existing placement of the farm stand is critical to its accessibility and success. Relocating the structure to the

backyard would make it difficult for customers to locate, access, and safely visit the stand. Many patrons rely on convenient visibility and proximity to the street, particularly families, older residents, and those with limited mobility. The current location supports safe, efficient customer flow without creating congestion or disruption. Furthermore the location balances customer access with the privacy of the Drake family and the neighbors on Burlington Road.

The farm stand is a modest structure that is consistent with the rural and agricultural character of our community. It does not negatively impact neighboring properties, traffic, or public safety. On the contrary, it provides a meaningful benefit by supporting local makers, encouraging residents to shop locally, and strengthening community connections.

Requiring the structure to be moved would place an unnecessary hardship on the owners without a corresponding public benefit. Granting this variance would allow the farm stand to continue operating in a manner that is practical, visible, and welcoming, while still aligning with the intent of the zoning ordinance.

I respectfully ask the City to consider the unique circumstances of this property and approve the requested variance. Thank you for your time, consideration, and continued support of local businesses and agricultural efforts.

Sincerely,

Katie Johnston