

**CITY OF OSKALOOSA  
BOARD OF ADJUSTMENT**

Meeting Minutes  
January 27, 2026

A regular meeting of the Board of Adjustment was called to order at 5:00 P.M. on Tuesday, January 27, 2026, by chair Royce Spoelstra at City Hall, 220 South Market Street, Oskaloosa, Iowa.

**1. Roll Call**

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

Absent: Byron Bruxvoort

Staff: Shawn Christ, Adam Eklofe

Others: Scott Simmons, Kabal Chauhan, Stacie Drake, Caleb Drake, Neila Branderhorst,  
Christopher Orr

**2. Approval of Minutes.** It was moved by Webb, seconded by Scanlon, to approve the September 23, 2025, Board of Adjustment minutes. Motion carried unanimously.

**3. Citizens to be Heard.** None

**4. New Business.**

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

Kabal Chauhan recently installed a new dwelling structure at 102 H Avenue East and has applied for a variance to waive the north sidewalk installation requirement due to the challenging topography of the parcel.

After discussion with Scott Simmons, reviewing the information provided by Kabal Chauhan and pictures provided by staff, it was mentioned that adding a sidewalk with a 2% cross slope between the approach and steep driveway which is already poured would also cause issues. Ward stated the property owner would have known about the sidewalk requirement before the driveway was poured, so the driveway should have been designed with a sidewalk in mind. It was mentioned that building a sidewalk would take a considerable amount of site work and a large retaining wall would need to be constructed along the north side of the property.

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

AYES: Kaisand, Scanlon, Scholtus, Spoelstra, Webb

NAYS: Ward

The motion carries.

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.

Stacie and Caleb Drake recently placed a 96 sq. ft. accessory building for a farmstand business in the front yard of their property located at 1904 Burlington Road. The property hasn't been surveyed yet, so property pin location is unknown.

Caleb Drake stated the property lines are believed to be father north than what is indicated on Beacon Schneider. Caleb also pointed out that the south neighbor's shed is shown to be on his property according to the overlay, but it isn't on their property. Stacie Drake stated moving the building to the rear yard would possibly cause issues for the neighbor because people would park in his driveway to access the farmstand. Stacie also stated there's not enough room to place the building in the side yard. Kaisand asked about the neighbor's driveway which looks to be on the Drake's property, Caleb stated it is in on their property but there's an easement. After further discussion, the abstract was shared for review. It was mentioned by Spoelstra to not rule on a decision tonight since it's unclear where the property lines are located. Spoelstra asked if a variance is needed if the setback requirement is met. Christ stated a variance wouldn't be needed if the setback requirement is met, and he would advise them to withdraw their application if it was. It was moved by Scholtus and seconded by Ward to postpone the decision until the next regular meeting. The motion carries.

**5. Election of officers for 2026.** There was a motion made by Ward, seconded by Webb, for Spoelstra to remain chair. The motion carries. Spoelstra nominated Kaisand for vice-chair, the motion was seconded by Webb. The motion carries.

**6. Adjournment.** With no further business it was moved Ward, seconded by Scholtus, to adjourn the meeting at 6:03 pm. Motion carried unanimously.

Minutes by Adam Eklofe