



# BAXTER

## I O W A

**Governmental Body:**

Board of Adjustments of Baxter, Iowa

**Date of Meeting:**

Wednesday, July 9th, 2025

**Time of Meeting:**

6:00 P.M.

**Place of Meeting:**

Baxter City Hall/Council Chambers

**Call In Information:**

Board of Adjustments Meeting – July 9, 2025, 6:00 PM (America/Chicago)  
Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/204310669>

You can also dial in using your phone.

Access Code: 204-310-669

United States: +1 (224) 501-3412

1. **Call to Order by Chairman Chad Maxwell**
2. **Approval of the Agenda**
3. **Public Hearing – Variance Request for Parking at 407 East Avenue (Dollar General)**
  - a. Public hearing and possible action on a variance request submitted by property owner Jeff Shepley, in coordination with The Overland Group, LLC, to allow for 35 off-street parking spaces for a proposed Dollar General retail store, in lieu of the 75 spaces required under Subdivision 1312.12340 of the City of Baxter Zoning Ordinance. The subject property is located at the southeast corner of East Avenue and Hwy F-17W.
4. **Public Hearing – Variance Request for Shed in Side Yard at 425 Walnut Avenue**
  - a. Discussion and possible action on a variance request submitted by the property owner to allow the placement of an accessory shed in the side yard of a residential corner lot, which is not permitted by Baxter's zoning ordinance without a variance. The subject property is located at 425 Walnut Avenue.
5. **Public Hearing – Variance Request for Crushed Stone Driveway at 312 E Station Street**
  - a. Discussion and possible action on a variance request submitted by the property owner to allow a crushed stone surface for a second residential driveway, contrary to the hard surfacing (asphalt/concrete) requirement in the zoning ordinance. The subject property is located at 312 E Station Street.
6. **Adjournment**

*This notice is hereby given at the direction of the Mayor pursuant to Chapter 21.4, Code of Iowa, and the local rules of said governmental body.*

AMERICANS WITH DISABILITIES ACT COMPLIANCE: IF THERE IS ANYONE WISHING TO ATTEND THE MEETING THAT MAY REQUIRE SPECIAL ASSISTANCE IN BEING ABLE TO PARTICIPATE IN THIS MEETING, PLEASE ADVISE CITY HALL OF YOUR NEEDS 48 HOURS BEFORE THE MEETING