



# 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>

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Access Code: 204-310-669

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The Board of Adjustment meeting was called to order at 6:00 p.m. by Chairman Chad Maxwell. Present were board members Adam Richardson, Scott Horn, Tootie Samson, Peggy Kimberly, and Chad Maxwell. Also present was Rusty Doss from Overland Group LLC and various members of the public.

Samson moved to approve the agenda. Richardson seconded. Ayes: Richardson, Horn, Maxwell, Samson, Kimberly. Motion carried.

Maxwell opened the public hearing on a variance request submitted by 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. Maxwell advised the public, both in person and virtually, that the variance request was strictly to determine whether the city would approve 35 parking spaces instead of 75. He noted that any discussion about rezoning the proposed property would take place at a future meeting. Members of the public raised questions about how large semi-trucks would enter the parking lot to unload. Rusty Doss of The Overland Group, LLC, explained that the site design accounts for truck access and unloading, and that their team has successfully completed similar layouts thousands of times without issue. Kimberly moved to approve the variance request. Samson seconded. Ayes: Horn, Maxwell, Samson, Kimberly. Nay: Richardson. Motion carried.

Maxwell opened the public hearing on a variance request submitted by the property owner at 425 Walnut Avenue to allow the placement of an accessory shed in the side yard of a residential corner lot. The board discussed the submitted proposal, which stated that the shed would comply with the required setbacks for accessory structures. Richardson moved to approve the variance. Maxwell seconded. Ayes: Richardson, Horn, Maxwell, Samson, Kimberly. Motion carried.

Maxwell opened the public hearing on a variance request submitted by the property owner at 312 E Station Street to allow a crushed stone surface for a second residential driveway, contrary to the hard surfacing requirement in the zoning ordinance. Richardson expressed concern that crushed stone might end up in the city's sewers and neighboring yards due to snow plowing, but noted that many properties in Baxter already have crushed stone driveways. Maxwell agreed, stating that while many existing driveways are gravel, he supported the variance in this case due to the limited use of the second driveway for access to an accessory shed. Kimberly opposed the request, stating that while some driveways have been grandfathered in, no additional crushed

stone surfaces should be approved. Maxwell moved to approve the variance request. Horn seconded. Ayes: Richardson, Horn, Maxwell. Nays: Samson, Kimberly. Motion carried.

Maxwell moved to adjourn. Kimberly seconded. Ayes: Richardson, Horn, Maxwell, Samson, Kimberly. Motion carried. Meeting adjourned at 6:46 pm.