
BOARD OF ADJUSTMENT MINUTES
10:00 A.M. TUESDAY, FEBRUARY 10, 2026

The Board of Adjustment met in regular session at Nevada City Hall, Council Chambers, 1209 6th Street, Nevada, Iowa. The agenda was posted on the official bulletin board on February 9, 2026 in compliance with the open-meeting law.

Chair Adam Egeland presided and the meeting convened at 10:03 a.m. on Tuesday, February 10, 2026. The roll was called indicating that the following named board members were present and absent. Present: Adam Egeland, Mark Pleis, Cary Martin (via phone). Absent: Dianna Haley, Sharon Johnson.

Others attending were as follows: Ryan Hutton, Erin Mousel, Kirby and Penny Poole, Bob Mittman.

Motion by Cary Martin, seconded by Mark Pleis, to *approve the agenda* as posted. The roll being called the members voted as follows. Ayes: Martin, Pleis, Egeland. Nays: None. Adam Egeland declared the motion carried.

Motion by Mark Pleis, seconded by Cary Martin, to *approve the amended minutes of the October 14, 2025* meeting as presented. The roll being called, the members voted as follows: Ayes: Pleis, Martin, Egeland. Nays: None. Whereupon Adam Egeland declared the motion carried.

Kirby Poole has requested a variance to build a garage two feet off the property line at the property of 1125 8th Street.

After due consideration and discussion, Cary Martin introduced and moved the adoption of Resolution No. 03 (2025/2026): **A RESOLUTION APPROVING A VARIANCE TO THE ZONING CODE ALLOWING GARAGE ADDITION TO BE TWO (2) FEET OFF PROPERTY LINE, NEVADA, IOWA** with the addition of fire rated plywood on the south wall of the garage, which embodied the Board's decision.

Mark Pleis seconded the motion. The roll being called, the members voted as follows. Ayes: Martin, Pleis, Egeland. Nays: None. Adam Egeland declared the motion carried. He signed his approval to the resolution.

There being no further business to come before the meeting it was moved by Mark Pleis, seconded by Cary Martin to adjourn the meeting. The roll being called, the members voted as follows. Ayes: Pleis, Martin, Egeland. Nays: None. At 10:10 a.m. Adam Egeland declared the motion carried and adjourned the meeting.

Adam Egeland, Chair

ATTEST:

Erin Mousel, Secretary