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BOARD OF ADJUSTMENT MINUTES  
10:00 A.M. TUESDAY, OCTOBER 13, 2026

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

Chair Adam Egeland presided and the meeting convened at 10:01 a.m. on Tuesday, October 13, 2026. The roll was called indicating that the following named board members were present and absent. Present: Adam Egeland, Cary Martin, Dianna Haley, Austin Good. Absent: Mark Pleis, Sharon Johnson

Others attending were as follows: Mike Sauer, Erin Mousel, Gary Clem, Lonnie Clark, Nancy Richards.

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

Motion by Dianna Haley, seconded by Cary Martin, to *approve the minutes of the May 12, 2026* meeting as presented. The roll being called, the members voted as follows: Ayes: Haley, Martin, Egeland. Nays: None. Abstain: Good. Whereupon Adam Egeland declared the motion carried.

The Camelot Theater Foundation has requested a variance to allow LED sign at the property of 1114 6<sup>th</sup> Street.

After due consideration and discussion, Cary Martin introduced and moved the adoption of Resolution No. 01 (2026/2027): **A RESOLUTION APPROVING A VARIANCE TO THE ZONING CODE ALLOWING LED SIGN, NEVADA, IOWA**, which embodied the Board's decision.

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

Lonnie Clark has requested a variance to allow his addition to be within 7.5 feet of property line at the property of 77 Lincoln Highway.

After due consideration and discussion, Austin Good introduced and moved the adoption of Resolution No. 02 (2025/2026): **A RESOLUTION APPROVING A VARIANCE TO THE ZONING CODE ALLOWING ADDITION TO BE WITHIN 7.5 FEET OF PROPERTY LINE AT 77 LONCOLN HIGHWAY, NEVADA, IOWA**, which embodied the Board's decision.

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

Gary Clem has requested a variance to allow his fence to have finished side face inward to his property at 69 Lincoln Highway.

After due consideration and discussion, Cary Martin introduced and moved the adoption of Resolution No. 03 (2026/2027): **A RESOLUTION APPROVING A VARIANCE TO THE ZONING CODE ALLOWING FENCE TO HAVE FINISHED SIDE FACE INWARD TO HIS PROPERTY AT 69 LINCOLN HIGHWAY, NEVADA, IOWA**, which embodied the Board's decision.

Austin Good seconded the motion. The roll being called, the members voted as follows. Ayes: Martin, Good, Egeland, Haley. 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 Dianna Haley, seconded by Austin Good to adjourn the meeting. The roll being called, the members voted as follows. Ayes: Haley, Good, Egeland, Martin. Nays: None. At 10:34 a.m. Adam Egeland declared the motion carried and adjourned the meeting.

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Adam Egeland, Chair

ATTEST:

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Erin Mousel, Secretary