

**Grant County Board of Adjustment
September 9, 2026
Staff Report**

ITEM #1 Variance

Owner/Applicant: Clark Mastel

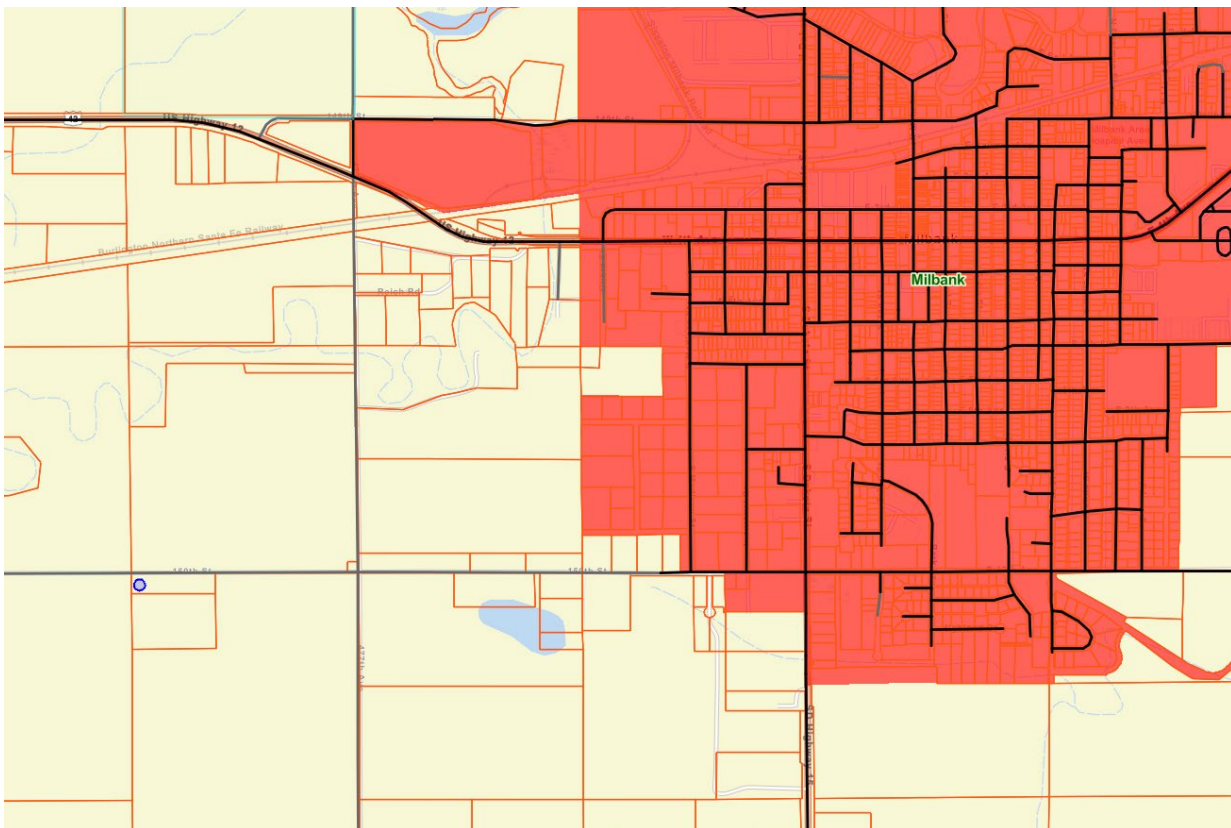
Property Description: LOT 1 MASTEL ADDN IN NE1/4 Section 14 Township 120 Range 49 (Grant Center Township).

Zoning Designation: Agricultural

Request: Clark Mastel is requesting a variance to construct a home addition approximately six (6) feet from his west property line

Action Items

- Variance (1101.04.2 – Side Yard Setback)





Staff Summary & Recommendation:

504.1	Application Submitted	8/18/2026
504.2	Notice Published in a paper	Published: 8/26/2026
504.3	Public hearing held	9/9/2026
504.4	Empowered to issue Variance	Article XIII of By laws
504.6	Variance Expiration	2 years unless extended
504.7	Voting Standard	2/3 vote of the entire board (5 votes)
504.9	Reapplication	Six month waiting period if denied

- 19 foot Side yard Variance or 6 feet off of property line - The ordinance requires a 25- foot side yard
 - Applicant wants to construct home addition on the west side of his home where structure would be approximately 6 feet from the west property line
 - As of the date of this report staff has received no objections regarding this request.
 - Crop ground to the west of the proposed addition
 - Applicant states that the addition cannot be built to the north due to the existence of septic drainfield.
 - Structure where the proposed addition is to occur is approximately 180' from edge of 150th Street

Board Action: Variance: Side Yard Setback

The Board may: 1) Postpone the decision 2) Deny the Request 3) Approve the request with or without conditions.

The Board may choose to approve the front yard variance request based on the following:

- a. The strict application of the regulation would produce undue hardship upon the applicant; and such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
- b. The authorization of this variance will not be of substantial detriment to adjacent property, and the character of the district will not be changed by the granting of the variance
- c. The unique character of this lot makes it difficult for the applicant to comply with the terms of the ordinance.
- d. The variance will not be contrary to the public's interest.

The Board may choose to deny the front yard variance request based on the following:

- a. The authorization of this variance will be of substantial detriment to adjacent property, and the character of the district will be changed by the granting of the variance
- b. The strict application of the regulation does not produce undue hardship upon the applicant.
- c. The variance is contrary to the public's interest.

Grant County Planning Commission
September 9, 2026
Staff Report

ITEM #1 Rezone

Owner/Applicant: Brian Homan

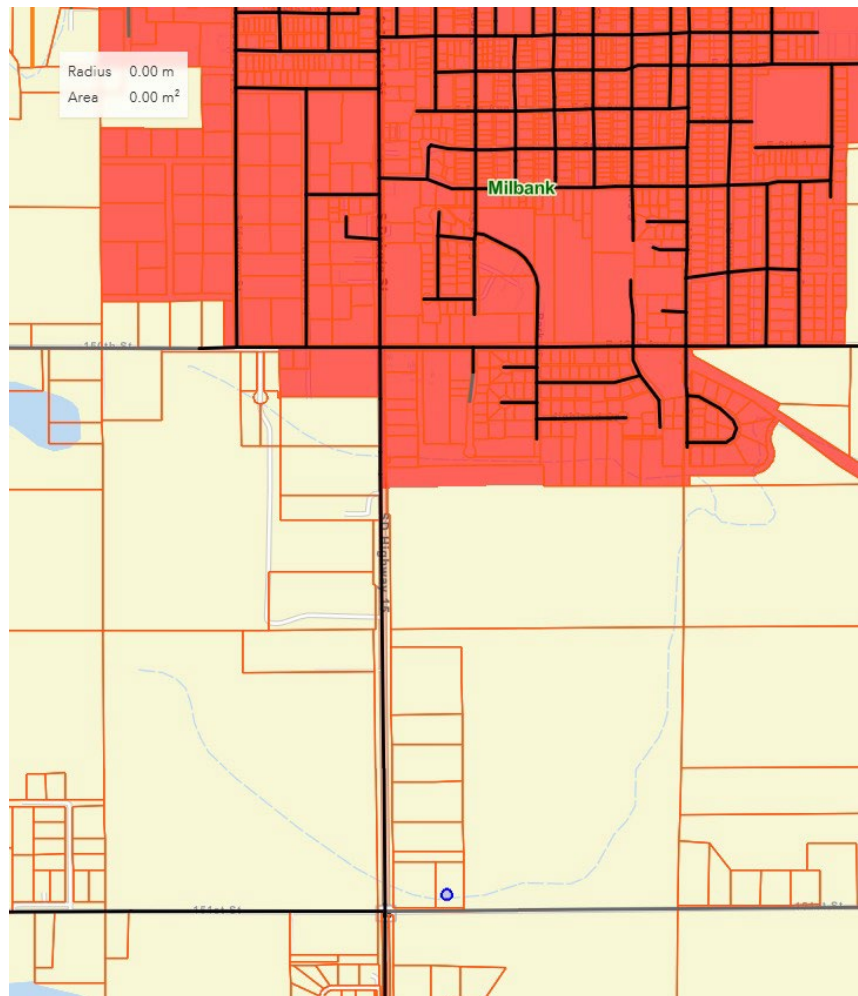
Property Description: LOT 1 MASTEL ADDN IN NE1/4 Section 14 Township 120 Range 49 (Grant Center Township).

Zoning Designation: Commercial/Industrial

Request: Brian Homan is requesting to rezone his property from commercial/industrial to agricultural to accommodate a home and home occupation

Action Items

- Recommendation to County Commission to Rezone property



ITEM #2 Plat Review

Owner/Applicant: Whetstone Creek Golf Course

This is a proposed 6-lot subdivision that the applicant has been working on. I believe this will only be an update so the Planning Commission has a chance to comment on how their subdivision planning is progressing and if any additional changes would be required by the county before the surveyor provides a final plat to the county review and vote on.

See Attached Maps

