

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, May 15, 2026.

**Board of Adjustment  
Minutes**

May 15, 2026

12:00 Noon

Roll Call: Baker   P  , Stoakes   P  , Hammen   P  , Dill   A  .

**APPROVAL OF AGENDA:**

Baker made a motion to approve the agenda. Stoakes seconded the motion. The Agenda was approved unanimously.

**APPROVAL OF MINUTES: MINUTES FROM 4-10-2026**

Baker made a motion to make a correction to as well as approve the minutes. Stoakes seconded the motion. The Minutes were approved unanimously.

**COMMUNICATIONS:** None.

**NEW BUSINESS:**

1. 26-2: Review a request from Central Iowa Shelter & Services, owners of 623 Main St, to reduce the required side yard of a two-story structure by up to 5 ½ feet on both the north and south side of a proposed two-story duplex, located at 623 Main St.

Avis detailed the reasoning for the request, going over the site plan and explained how there is conflict with the width of the lot and the required setbacks.

Sam Carrel explained the request, highlighting that this project is part of a multi-million-dollar grant program.

A discussion was then had between the Board and Avis and Mr. Carrel, and ultimately the Board questioned why more of the rear yard couldn't be used to place a dwelling rather than it be proposed to be as wide as it is, and require a variance, where its possible the structure could meet the regulations and no variance needed if it were to be narrower and meet setbacks.

Baker made a motion to approve the variance as written, and a roll call vote was as follows:

Roll Call: Baker   Nay  , Stoakes   Nay  , Hammen   Nay  ,

The reasoning given for denial is that the Board determined there to not be a hardship since the entirety of the buildable area was not fully utilized.

**ADJOURN:** Baker moved to adjourn the meeting. Stoakes seconded the motion. The motion passed unanimously at 12:42 p.m.

ATTEST:

  
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TYLER AVIS, SECRETARY