

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF ADJUSTMENT** on the **8<sup>th</sup> day of January 2026 at 5:35 p.m.** in the **2<sup>nd</sup> floor Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.**

Said hearing is in regard to a variance application submitted by **Michael Sargent, 1772 NW 104<sup>th</sup> St, Clive, Iowa 50325**. Owner of the property in question is **Wolf Creek Hardwoods LLC, 1772 NW 104<sup>th</sup> St, Clive, Iowa 50325**. The property in question is located at Parcel Number 29000110420. A variance is sought from Title V, Chapter 41.14 (1)(A) of the 2023 Warren County Zoning Ordinance. Said section (1)(A) provides for: Agriculture, truck gardening and nurseries, and the usual accessory buildings, but not including livestock feed lots or poultry farms; provided that no permanent dwelling unit shall be erected thereon unless the tract contains twenty (20) or more acres. The variance request is on property described as:

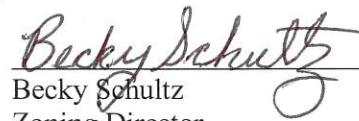
**Four (4) acres lying North of Wolf Creek in the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 11, Township 74 North, Range 22 West of the 5<sup>th</sup> P.M. in Warren County, Iowa, AND The North Half of the Northwest Quarter of Section 11, Township 74 North, Range 22 West of the 5<sup>th</sup> P.M. in Warren County, Iowa, subject to restrictions or easements of record or in use, if any.**

**Parcel Number 29000110420.**

The text of the application is on file in the **ZONING OFFICE** in the Warren County **Administration Building, 301 North Buxton, Suite 210, Indianola, Iowa**, and may be examined during regular office hours (Monday through Friday, 8:00 a.m. to 4:30 p.m.).

Written comments will be accepted before or during the hearing. Send comments to: Warren County Zoning Office, 301 North Buxton, Suite 210, Indianola, Iowa 50125 or email them to: [zoning@warrencountyia.org](mailto:zoning@warrencountyia.org). Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 17<sup>th</sup> day of December 2025.

  
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Becky Schultz  
Zoning Director