

**FINAL MINUTES**

**JACKSON COUNTY ZONING COMMISSION**

6:00 p.m.

Monday, March 18, 2024

Community Room, Jackson County Courthouse

201 W Platt Street, Maquoketa, Iowa

**Commissioners Present:** Chair Monica McHugh, Vice Chair Tom Stewart, Commissioners Sandra Gerlach, Mike Burke, Emerita Kies and John Manson.

**Staff Member Present:** Zoning Administrator Lori Roling and Administrative Assistant Ruth Eltrich.

**CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Chair McHugh at 6:01 p.m. and roll call taken. A sign-in sheet was distributed. The Zoom meeting was launched. There were 4 people attending the meeting via Zoom. Those in attendance were:

- Laura Carstens, ECIA via Zoom
- John Manson, via Zoom
- Tom Stewart, via Zoom
- Emerita Kies, via Zoom

Commissioner Gerlach arrived at 7:09 p.m.

**MINUTES:** Motion by Burke, seconded by Stewart, to approve the minutes of the February 19, 2024 Zoning Commission meeting as submitted. Motion carried by the following vote: Aye – Manson, Burke, Kies, Stewart and McHugh; Nay – None.

**WIND ENERGY ORDINANCE DRAFT:**

Roling updated the Zoning Commission on the draft wind ordinance. Roling is working with the assistant county attorney on the ordinance. Discussion followed regarding wording in the ordinance. McHugh suggested using the word agreement in place of waiver.

Roling brought up page 9 of the wind ordinance, letter "i". It relates to signage for aerial spray applicators. Roling questioned if the Commissioners wanted the aerial spray applicators wording left under the safety heading or if it should be moved to the signage heading on page 6. Discussion followed. Commissioners agreed to leave the aerial spray signage requirements under the safety heading.

On page 2 Roling recommended adding the abbreviation for Met Tower (MET) to the definition. Roling stated the draft ordinance will be reviewed for other abbreviations that need to be specified. Roling stated the draft ordinance will also be cross referenced to ensure proper use of abbreviations.

Commissioners were asked if there were any other areas of concern for the wind ordinance. Commissioners discussed the need for abbreviations to be indicated in the ordinance. Discussion followed. It was suggested to use the proper word in the

ordinance and put the abbreviation in parentheses after the word instead of adding a separate definitions page.

On page 12 of the wind ordinance, letter "d" was added after the last zoning commission meeting. Discussion followed. Commissioners agreed that the wording was acceptable.

Roling discussed the neighbor notification requirements for non-commercial wind turbines. Commissioners discussed information found on Facebook regarding the Clinton County wind project. Discussion followed. Roling explained the 500' neighbor notification for property owners. Discussion followed regarding the 500' notification requirement. Commissioners suggested increasing the non-commercial wind turbine neighbor notification to 1000' from property lines. Commissioners agreed to add the requirement for a neighbor notification of 1000' for non-commercial wind turbines.

**COMPREHENSIVE PLAN:**

Carstens presented an update on the Jackson County Comprehensive Plan. An update was given to the Board of Supervisors on March 5, 2024. Carstens updated the Commissioners about the media release that was sent out on March 8, 2024. Flyers were also distributed. Carstens stated the Commissioners have seen all the draft chapters of the Comprehensive Plan.

Carstens presented updates to Chapter 1. Carstens presented the updates to Chapter 3. Jackson County demographics were added to compare the survey results to the actual demographics of Jackson County. Carstens presented the updates to Chapter 12. Discussion followed regarding the corn suitability rating map on page 14. Carstens presented a page to be added to Chapter 13.

Carstens presented the draft of Chapter 14. Chapter 14 is the implementation strategy. Carstens explained the tables and how they are set up. Commissioner Stewart left the meeting at 6:58 pm. Roling confirmed that there was still a quorum. Commissioners reviewed the tables in Chapter 14. Discussion followed regarding table 14.5 goals and objectives number 4. The Steering Committee recommended a goal to follow state construction codes to ensure quality housing stock. Discussion followed regarding state electrical inspections.

**ADJOURNMENT:** Motion by Burke, seconded by Kies, to adjourn the March 18, 2024 Zoning Commission meeting. Motion carried by the following vote: Aye – Manson, Burke, Gerlach, Kies, and McHugh; Nay – None.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

*Lori Roling*  
Zoning Administrator

Adopted: 4/15/2024