

JACKSON COUNTY ZONING COMMISSION

6:00 p.m.

Monday, November 18, 2024

Community Room, Jackson County Courthouse
201 W Platt Street, Maquoketa, Iowa

Commissioners Present: Chair Monica McHugh, Vice Chair Tom Stewart, Commissioners Mike Burke, Sandra Gerlach, Emerita Kies, Kristine Pfab via Zoom, John Manson joined at 7:56 p.m. via Zoom

Commissioners Excused:

Commissioners Absent:

Staff Member Present: Zoning Administrator Lori Roling and Administrative Assistant Becca Pflughaupt

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair McHugh at 6:00 p.m. and roll call taken. A sign-in sheet was distributed. The Zoom meeting was launched. There were ten people noted attending via Zoom. A sign-in sheet was distributed. Those in attendance were:

- Mary Bartels, Maquoketa
- Bryan McLeod, Baldwin
- Teri McLeod, Baldwin
- Brian Venema, Sabula
- Sam Sharp, Rural Preston
- Laurine Gruhn, Sabula
- Ann Burns, Otter Creek
- Nin Flagel, Maquoketa-Jackson County BOS
- Jenn Kutsch, Delmar
- George Daugherty, Bellevue
- Brenda Tebbe, Bellevue
- James McDonald (Zoom)
- Shawn (Zoom)
- Ron Boesch (Zoom)
- Sidney's iPad (Zoom)
- Ali Kilburg (Zoom)
- 563-212-5262 (Zoom)
- Joan's iPad (Zoom)
- Landon's iPhone (Zoom)

APPROVAL OF MINUTES: Motion by Gerlach, seconded by Stewart, to approve the minutes of October 21, 2024, Zoning Commission Meeting and the November 7, 2024, Joint Work Session with the Board of Supervisors. Motion carried by the following vote: Aye – McHugh, Stewart, Burke, Gerlach, Kies and Pfab; Nay – None.

WORK SESSION:

Roling brought up the latest working ordinance and shared it on her screen for all to follow. McHugh states they've been working on adding into the Purpose and asks Roling to give background on it. Roling states that back in September language was removed, and this new language is replacing. The new language better explains what we're trying to do. It will now read: "The purpose of this ordinance is to establish guidelines for the siting, design, and construction of Wind Energy Conversion Systems (WECS) and substations which generate electricity for use at the location of the WECS or to be sold to wholesale or retail markets while balancing the concerns of preserving the natural beauty, visual resources, protecting natural resources, water quality and wildlife of Jackson County, Iowa. The requirements of this ordinance shall apply to all WECS constructed after the effective date of this ordinance. Before construction of a WECS is started, a properly issued permit is required. No modification or alteration to an existing WECS shall be allowed without full compliance with this ordinance." It better explains where we're heading with the new ordinance. Gerlach had a suggestion to make it read smoother and to take out "all the".

Roling goes on to SECTION 2. DEFINITIONS - Fall Zone: We are no longer using fall zone language in the ordinance; we have Property Line setbacks for everything that we're using at this time. We may consider removing this at the very end if we don't add fall zone to anything going forward.

Moving on to definition of Residence: we may be able to remove this definition, most of it pertains to sound and shadow flicker and we're changing that to property line. It may be irrelevant.

Roling goes on with a new definition; Sensitive Areas: "A geographic area defined by natural features where there is a significant risk of groundwater degradation from activities conducted at, under or near the land surface. A sensitive area includes but is not limited to sinkholes, rivers, streams, creeks, natural springs, lakes and farm ponds." We can consider adding public water supplies. McHugh states she's more apt to add public water supplies rather than farm ponds. Pfab states she likes farm ponds in there, they've had one for forty years and it is stocked with fish. Kies agreed to keep it. Consensus is to add public water supplies to the definition.

Roling pulls up the following website:

<https://facilityexplorer.iowadnr.gov/FacilityExplorer/>, and moves the map to the NW side of the county pointing out that there's many sink holes in that area.

Roling jumping to SECTION 3. A. 21. to point out the language that this will pertain to: "The Applicant shall provide mapping of any "sensitive areas" within 1320 feet radius of the proposed site. No turbines shall be built within 1000' of any known or mapped sensitive areas. For turbines built between 1000' and 1320' of sensitive area, a mitigation plan which shows a buffer strip of perennial

grasses and/or native trees with a minimum 30-foot width around the sensitive area and a timeline for completion within 30 days of the erection of the turbine." Roling points out that this is language the commission asked for on sink holes and this ties in with waterways that Burke had been vocal about. Roling asked if it should say before the turbine is operational or before fluids are added to the turbine? McHugh states before the turbine is operational, Burke agrees.

Going back to SECTION 2. DEFINITIONS Roling added additional wording to the Setback definition, it now reads, "The minimum required distance from the property line or other point of reference." Roling explained, we're using power lines, and right of way as part of the setback wording and felt it needed to be expanded.

Roling points out a new definition added: Visual Resources: "The natural character of the county including the topography, waterways, wetlands, scenic views, natural vegetation and wooded areas." Roling states this new definition relates to SECTION 8 and was added for water quality protections and hits scenic byways. No concerns from the commission with that new definition.

Moving on to SECTION 3. A. 15. "A detailed decommissioning plan shall include means by which bonding will be acquired through an "A Rated Bonding Company." The decommissioning costs and bonding amount shall be reviewed by a third party to be a licensed engineer specializing in the construction or decommissioning of C-WECs units to be chosen by Jackson County Board of Supervisor, (expenses to be covered by the owner of the WEC-S unit), and the Jackson County Engineer and approved by the Jackson County Attorney and bond secured before issuance of a zoning permit." McHugh states that the thought is when we're looking at an owner's property, we want to be fair to everybody, however the concern is why is the county getting in the middle of a property owner who holds a contract with a wind turbine company on clean up? If there is a water quality issue the DNR would get involved, but why are we dictating a decommissioning with a property owner? McHugh goes on to say that she has a difficult time getting in between a landowner and their contract with the wind turbine company. Pfab asks if we're just talking below the ground. Stewart states there will be a decommissioning plan, so this is just what's below the ground. Roling states if the company defaults it comes back on the county, we didn't make that agreement with the turbine company, it's on that owner's land. Why are we putting that burden back on our county and our county taxpayer, isn't there some culpability with the landowner? McHugh states if they want it, why are we dictating this to the property owner. This puts the underground back on the county to enforce it. Roling states that we're setting the parameters for someone else's land. McHugh states she has a difficult time with the other taxpayers' paying for a property owner's issue when it doesn't affect the rest of the county. Stewart asks if Roling had a chance to talk to the County Attorney

about whether or not the county will be liable, is it a burden on taxpayers? Roling states we will be revisiting this at some point. Kies states it is a private contract. McHugh says they're entering into a private contract, why are we telling them what has to be in it? Kies states it is the responsibility of the landowner who signs the contract. Roling states she can see why we're involved with setting the parameters for above ground. We'll come back to this and there is an email out to the County Attorney about this.

Continuing to SECTION 3. A. 18. Roling states we were only using variance we also needed to add special exception. Most of this is going to be done by a special exception ask and not through variance. McHugh says we're still waiting for the County Attorney's office to hear if we can say no special exception or no waivers.

It was noted to change turbine(s) to C-WECS.

A new paragraph has been added in SECTION 3. A. 22., it reads: "The Applicant shall provide information of the type of fire suppression and fire detection systems that will be installed in the turbine and substation and how it will be monitored." Turbine will be changed to C-WECS

In SECTION 4. A. 6. Roling would like to make a recommendation to replace 45 days with immediately, Burke asks how do you define immediately, it doesn't give a specific time. Roling asks if they could revisit as 45 days is a long time. Burke states immediately could mean a day, two days. McHugh agrees that it does need to be less, but my immediate may not be your definition of immediate. Pfab asks if the County Attorney been asked about a fine if they violate. Roling stated we would have to go back to our normal fine schedule, which only maxes out at \$750 a day. Pfab asked if the County Attorney was going to look into something more punitive considering the size and the cost of the turbines. Roling stated she would ask that to get clarification regarding state code. McHugh asks if everyone would agree to 15 days regarding waste disposal. That was agreed upon.

Roling goes on and reads: "At no time shall turbine blades be stored onsite or in a staging facility or area in Jackson County.", McHugh states that should be added, Pfab agrees with that and asks about cut onsite as well. Roling asks do we address blades not being allowed to be cut onsite or is that a landowner issue. McHugh states it's a landowner issue. Pfab states if you did cut onsite would it end up affecting neighboring property owners or people downstream. Stewart states it has the potential to affect neighbors. McHugh states are we dictating something that we shouldn't be. Roling goes back to the definition of Sensitive Areas. Pfab asks once you cut up the blades, doesn't some of that fiberglass material become airborne where it can settle somewhere else. Stewart states that the potential is there. Some discussion followed regarding the decommissioning plan and blade disposal and how it might affect neighboring properties that

aren't participating. Stewart asks if we add no decommissioning that might affect neighboring properties. McHugh states that until we know what their process is, we can't really say you can't do this or can't do that. Stewart states he would like something added to the decommissioning that it must be done in a fashion that does not affect any downstream or downwind neighbors, we have to work the language. McHugh states we should know how they do it. Stewart states we don't have to know how they do it, we just tell them what they can't do, and that's affect neighbors. Gerlach agrees, we're telling these people a lot of things that they can't do that we're not experts on. More discussion followed. Stewart states if it comes down to a vote at some point, he will vote on the side of putting some kind of language in there that protects neighbors from a decommissioning process that goes wrong. Kies and Gerlach agree with Stewart. Kies states we're not only looking out for the people that willingly or not sign these contracts, but also for the people that do not sign them and are not involved and don't want them here. Roling states she has it noted to get information on how they cut up their blades.

SECTION 4. A. 8. Signal Interference. A portion of a sentence has been added to read, "The applicant shall provide applicable microwave transmission providers and the Emergency Management Administrator with copies of the project summary and site plan, in accordance with Section 3, of this ordinance. The applicant shall minimize and mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by any C-WECS. If, after construction of the WECS, the owner and operator receive a written complaint related to the above-mentioned interference, the owner or operator shall take reasonable steps to determine if their equipment is the reason for the interference and to respond to the complaint." Roling states it should also be added; "And mitigate the interference should they be at fault." Pfab asks what are reasonable steps. Discussion followed. Roling states she can research to see what reasonable steps look like. Stewart and McHugh agree that it needs looked at more.

SECTION 4. A. 11. a) Property lines. "Setback from any neighboring property lines shall be no less than 1500'." Roling explains she added the word any thinking it was better language since the assumption could be made that since a neighboring property owner is a "participating owner" that those property lines may not count, there's no assumption about participating property owners. Stewart asks what about a good neighbor agreement, and the neighbor is fine with it since he's getting paid, does it take that into account? Roling asks are you allowing setback waivers from neighboring property owners? Burke states it's taking property owner's rights away a little bit. Roling states if they get a waiver the wind company would have to ask for a special exception on the setbacks. Stewart states there would be some restrictions involved. Gerlach questions that we only reference the land that the turbine is sitting on, do we have to reference

anywhere else associated with it? Gerlach wonders if that's a County Attorney question if that terminology regarding good neighbor agreement needs to be included. McHugh states that is stuff that zoning board isn't responsible for. It was decided to not add the word any.

Roling states that at some point we need to go back and talk about waivers, if they are going to allow them or not or double check with John (Kies). McHugh states we need to check with the County Attorney, we need to know whether we can say no waivers, can we do it or not, then go from there.

Pfab asks if the waivers are attached to the landowner are they attached to the land? Can they renegotiate the waivers, are they permanent once they've requested them and signed them? McHugh states it's a contract and asks, can they be reversed? Roling states as far as she knows the waiver goes with the land. Pfab asked if you have a neighbor who has a turbine on their property, and they say it's ok if you have shadow flicker on my property, what if at some point you don't want that agreement anymore? Can you go to the Board of Adjustment and say you want out of it? Roling states that right now we're talking about the waivers for setbacks from an adjoining property owner. McHugh states that if you request a waiver it's requested from the Board of Adjustment, and I think that's an answer to get from the County Attorney.

Roling reads: SECTION 4. A. 12. e) "The owner(s) of adjacent property may voluntarily agree by written and recorded waiver, to a higher average hourly decibel level as measured from any property line of a non-participating parcel." Roling adds that from the research she's done, waivers are not required, they are allowed by the ordinance, but we do need to ask the County Attorney.

Moving on to SECTION 4. A. 13. k) Roling states it is a new section that has been added and reads: "All turbines and substations shall be equipped with operational automatic fire detection and fire suppression systems. The fire suppression and detection systems shall be designed appropriate to the materials and conditions present in the turbine or substation. Alarm signals from detection systems shall be transmitted to a central station, proprietary, or remote station service to a constantly attended location. Alarm and fire protection systems shall be installed in accordance with state and federal standards and inspected by a state fire marshal prior to operation. Such fire suppression and detection equipment shall be tested and verified operational on an annual basis by personnel certified for such validation by an independent third-party chosen by the County and paid for by the owner or operator. The report then to be turned into Jackson County for verification of compliance." Roling noted she needs to change turbine to WECS. Pfab is questioning what "central station" and "constantly attended" pertains to. Who operates the Central Station and are the fire departments wired into these alarm signals? Roling states we don't have a 24-

hour fire station, so the alarms are tied into a company to notify the appropriate fire agency. Pfab asks other than the on-site fire suppression systems that they're going to be required to have are the turbine companies required to have any other way to fight these fires or are they dependent on the volunteer fire departments. Roling states if there's a detection suppression system there that would hopefully take care of some of it, but yes, it would be dependent on the volunteer fire department that would be in the area. Pfab asks, would they contribute to the cost if the volunteer fire department was called on? Roling states she doesn't know. Burke states the fire department wouldn't be able to put it out anyway. McHugh states they'd be required to have a monitoring and suppression system on it so if a fire starts, they have to have a suppression system that will put the fire out, that's the purpose of this. Burke explains the difference between suppression and detection. McHugh states that we pretty much know that our fire departments are not going to be able to put these out. Burke agrees, there's nobody around going to be able to put these out. Gerlach asks if we should put "and paid for by the owner/operator" and also says, "the report be turned into Jackson County", where in at Jackson County will the report be turned in to? Roling states to the Board of Supervisors. Roling goes back to answer Pfab's question and states that as a property owner they have tax dollars going to the fire departments, that's where they get their pay from, they have a budget out of the property tax dollars that goes to the fire departments.

SECTION 4. A. 14. Shadow Flicker. Roling stated there were some very significant changes to this, a) and b) now read: a) "The shadow flicker requirements of this section apply to a non-participating property."

b) "An owner / developer shall design the proposed C-WECS or Non C-WECS to produce "zero hours" of shadow flicker to be projected onto a neighboring property. This is to be achieved through shadow flicker computer modeling and curtailment of operation." Roling stated she needs to change developer to operator and also stated they need to talk about the Non C-WECS. Most of the remainder of the section no longer applies after these changes except for the following, previously (iii) "Written consent from the affected property owners has been obtained stating that they are aware of the C-WECS, and the shadow flicker limitations imposed by this ordinance, and that consent is granted to allow shadow flicker to exceed the maximum number of hours per year otherwise allowed; and", and previously (iv) "If the applicant wishes the waiver to apply to succeeding owners of the participating property, a permanent shadow flicker impact easement shall be recorded in the Office of the Jackson County Recorder which describes the burdened properties and which advises all subsequent owners of the burdened property that shadow flicker in excess of the maximum permitted hours per year permitted by this ordinance may exist on or at the burdened property." Roling stated that this is based on the property line, not a dwelling. McHugh stated that she thinks this is another one where the County Attorney needs to determine whether we need to allow the waivers or stop the

waivers. We need that answered before we can determine what we can and can't do on that.

SECTION 5. 1. Roads. An email was received from the County Engineer, Roling reads part of it, "1. Roads Applicants shall identify all roads to be used for the purpose of transporting C-WECS, substation parts, concrete, components, steel, and/or all materials and/or equipment for construction, operation or maintenance of the C-WECS and obtain applicable weight and size permits, with estimate of total truck trips per road section, from the impacted road authority(ies) prior to construction. This submittal shall occur a minimum of 60 days prior to the start of construction for review and approval of the identified roads. A. All repowered or decommissioned loads of scrap or waste material shall be disassembled to keep total weight of loads at a maximum of eighty thousand pounds (80,000 lbs)." Some discussion followed regarding disassembled. The Commission would like that clarified. Roling goes on stating that some of it comes down into the next part of it, that they're trying to keep the weight down. "No load shall exceed eighty thousand pounds (80,000 lbs) on any road and road type including, but not limited to, gravel, dirt, asphalt, or concrete roads. There shall be no grading on the roads from the crown, no flattening of the road, or destruction of subgrade of the road. All loads must be documented and recorded by a Jackson County onsite inspector during construction and/or removal. The applicant will reimburse Jackson County personnel for monitoring."

Roling continues with the next section: "No oversize/overweight loads between February 1st and April 15th if daytime temperatures are greater than 25 degrees. If any oversize/overweight loads must be made, they will be reported to and documented by the Jackson County Engineer. Permits during this timeframe will be evaluated based on Jackson County's existing oversize/overweight program, infrastructure conditions, current secondary road conditions, and current environmental conditions." McHugh states that that conflicts with our clean-up for immediate, if you have something that happens in the middle of February. Discussion took place. Roling questioned if they were ok on the language so far, and Roling moved on to read section 2. Existing Road Conditions and section 3. Drainage Systems. After reading through A., Roling states she is going to look into this as she's questioning where they get their authority for fines. McHugh states she is concerned with the statement, where it reads, "While the C-WECS is in operation, all drain tile shall be inspected every three (3) years", are they talking about the field drain system tile every three years? There was some discussion, and they would like clarification from the County Engineer. It was decided to bypass all of the section regarding roads until Roling can get with the County Engineer.

Moving on to SECTION 6. It was discussed that this is what we're waiting to hear from the Country Attorney. Roling states this is one of the parts of the ordinance that we're questioning what is the role of county government, and why are

getting into being responsible for the decommissioning, not the landowner, the turbines on their land not the counties, who really has the culpability here. Pfab questioned the underground electrical cables that run from the turbine across the land, she didn't know if they had to be removed as well. Burke states they should be buried deep enough they wouldn't be an issue. Pfab thinks they're only required to be buried no less than 48". Roling states she remembers seeing something in the ordinance involving decommissioning about removing cabling and states she will look into this further. At the end of SECTION 6. 1. "Jackson County reserves the right to verify that adequate decommissioning terms are contained in the landowner easement." This is a question for the County Attorney.

SECTION 7. 2. e) (i) "At the cost of the owner, post construction avian and bat fatality monitoring is conducted by third party licensed professional every three years following completion of the project construction phase. Issues or concerns in need of correction to be identified by the licensed professional shall be presented to Jackson County and the owners. It is the responsibility and cost of the owner to make the appropriate corrections." Roling stated that there was talk at the last meeting about adding cost to the owner. McHugh said we need to identify the owner, because that could be the property owner, and it should be on the C-WECS owner. Roling also noted that "for three years" should be inserted after professional.

The Commission decided to take a five-minute break. John Manson, Zoning Commissioner, joined via Zoom.

Resuming at SECTION 8. 1. Roling re-read the definition of Sensitive Areas, then read 1. which is new language; "C-WECS shall not be built within 1000 feet of a known mapped "Sensitive Area." C-WECS built within 1320 feet of a known sensitive areas must adhere to a water protection plan which includes installing and maintaining a buffer strip of perennial grasses and/or native trees with a minimum 30-foot width around the sensitive area and a timeline for completion within 30 days of the erection of the turbine." Roling stated that it should say, "completed before the commencement of operation". McHugh stated she thinks it should be from "completion of the turbine". Roling continued to read: "If there are more restrictive water quality setback issues by the State or other National regulatory agency, that will supersede this part of the ordinance." Roling requested that Stewart and Gerlach send her their recommendations about how much of the native grasses or density of the native trees. McHugh states that the FSA has that information on their website. Stewart states it would be just like if you were seeding down a CRP plot. Roling states after digging deeper, it seems sinkholes were only part of what we should be focusing on as it pertains to water quality preservation. Some discussion took place regarding using the NRCS guidelines for bumper strips. It was discussed adding in who is monitoring it and making sure it's being maintained and also adding in the tree seeding rate. More

discussion followed on if it can be monitored. Stewart brings up the point that there is not one standard seeding rate as it depends on soil type. Burke asks if the landowner is responsible for this. Roling states it's part of application, so it's not the landowner applying it's the turbine company. More discussion followed and it was decided they'd have to come back to this as it needs to be looked at more.

Moving on to SECTION 9 which is all new.

SECTION 9. STATE AND NATIONAL SCENIC BYWAY VISUAL RESOURCE PROTECTIONS AREAS

1. No C-WECS shall be allowed within 5 miles of the center line from each side of a Scenic Byway. It is recognized that Jackson County, Iowa has the Grant Wood Scenic Byway that traverses east and west across the county and the National Great River Road that runs completely North and South through the county.

The Grant Wood Scenic Byway is the State designated scenic byway in Jackson County. Jackson County, being in the southernmost part of the Driftless region, offers panoramic views of the area that provide awe and wonder to all of those who may have believed that all of Iowa is all flat farm ground.

The Iowa Great River Road traverses along the entire east border of the county. It is primarily situated along the Mississippi River and it mainly follows Hwy 52. This is part of the National Scenic Byway. The part of the byway that goes through Jackson County, Iowa, is surrounded by a mix of rolling hills, towering bluffs, lush crop ground, sandy prairies, a large wildlife management area, and loads of history.

The 2015 Corridor Management Plan for the Iowa Great River Road outlines many targeted actions to conserve, maintain, develop and promote the part of the National Scenic Byway that is in Iowa. Some of which include: All levels of government invest to conserve, develop, and promote the Iowa Great River Road Corridor.

Roling states there are 10 counties in Iowa that border the Mississippi River. McHugh states she likes the addition and it's not too much, and asks what others think. Burke says it's too much; Pfab doesn't have a problem with it all. Roling knows it's wordy but explains why we're putting the protections where we are. Burke points out to change the spelling of awe to the correct awe.

Roling then explains SECTIONS 8, 9 AND 10 were added here and the other sections were all pushed down. It made more sense to keep all the sections that pertain to C-WECS together.

Roling reads SECTION 10. which is also a new addition.

SECTION 10. DEVELOPMENT BUFFERS AROUND INCORPORATED CITY LIMITS WITHIN JACKSON COUNTY

1. It is recognized that 3 cities in Jackson County have co-jurisdiction over subdivisions (including plats of survey) within 2 miles of their cities. (Preston, Bellevue and Maquoketa.) This co-jurisdiction approval is to prevent locking up land for potential future city expansion. Other towns in the county have passed resolutions asking for buffers around their town for C-WECS development. To maintain a consistent buffer around the communities in our county and as to not impede future expansions to allow for possible future city development, no C-WECS shall be built within 2 miles of an incorporated city limits.

McHugh points out to take the period out after Maquoketa and that cities is spelled wrong.

Roling states that this is suggested language. McHugh states there's a law out there that we may not be able to do more than two miles. Stewart states, we were going to have that checked on. McHugh states we need to figure that out that we think we have found legislation that we can't go over two miles, we need to verify that with the County Attorney. Pfab questions if that's state legislation, McHugh says yes. Roling will verify and this is still pending language.

Moving on to SECTION 11. Roling states it needs to be decided if the Non C-WECS information is going to stay. There's contradictory language. Stewart asks, take it out altogether? Roling states, we can move it out of here, it would still be under conditional use until the new ordinance gets done. Some discussion followed. Roling states she can look at it all again for the contradictions. Stewart likes the idea to separate the commercial and non-commercial, that there's not as much confusion. McHugh agrees, it may be easier to administer.

McHugh states that we will not be sending this to the Board of Supervisors until maybe January. McHugh referring back to the agenda states that we will take public comments, but since it's a work session of the wind ordinance, if there are any other items that the public would like to discuss we will give people three minutes to talk.

ITEMS FROM PUBLIC: Public commenter Jenn Kutsch stated she has a question regarding the Data Mining Facility. Roling goes on to explain Data Mining and about the companies looking at Jackson County and the Zoning process. Stewart also explains his understanding of the electric company side.

Roling explained a moratorium was put in place as the Board of Supervisors didn't feel that they had enough information. The Board of Supervisors then rescinded the moratorium. Roling states there are at least two companies looking at Jackson County, there are multiple sites, all rural and all right next to a substation. Kutsch

asked how big the footprint is. Stewart explained they are all containers, different styles of containers, but all container based.

Public commenter Sam Sharp addresses Avigation easement. McHugh explained that we could not discuss anything in relation to the Wind Energy Work Session so as to not violate Iowa Public Meetings law. McHugh encouraged him to put a comment into the Zoning Office. Sharp states it's too complex to put it into an email and Roling asks him to come see her and gives him her contact information.

ITEMS FROM COMMISSION: Other Business: None.

ITEMS FROM STAFF: Next Meeting: December 16, 2024, at 6:00 p.m.

NEW BUSINESS: None.

ADJOURNMENT: Motion by Mike Burke, seconded by Emerita Kies, to adjourn the November 18, 2024, Zoning Commission meeting. Motion carried unanimously.

The meeting adjourned at 8:34 p.m.

Respectfully submitted,

Lori Roling
Zoning Administrator

Adopted: 12/16/2024