

JACKSON COUNTY ZONING COMMISSION

6:00 p.m.

Monday, February 17, 2025

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

Commissioners Present: Chair Mike Burke, Vice Chair Tom Stewart, Commissioners Sandra Gerlach, Emerita Kies, Monica McHugh, and Kristine Pfab.

Staff Member Present: Zoning Administrator Lori Roling via Zoom & Administrative Assistant Becca Pflughaupt

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Burke at 6:00 p.m. and roll call taken. A sign-in sheet was distributed. The Zoom meeting was launched. There were 43 people noted attending the meeting via Zoom.

Brian Venema - Sabula

Marlee Klein - Spragueville

Ruth Helmle - Spragueville

Tosha Kensett – Cedar Rapids

James Kensett – Cedar Rapids

Nin Flagel - JCBS

Alyssa Rorah – Jackson Co

Landon Rorah – Jackson Co

Debra Stillmunkes – Jackson Co

Dale Stillmunkes – Jackson Co

Erin Klemme - Preston

Larry Johnson - Maquoketa

Leon Stillmunkes – Bellevue

Charlie White – Cedar Rapids

Ali Kilburn via Zoom

Allison Johnson via Zoom

James McDonald via Zoom

Amanda Strothman via Zoom

Austin Lane via Zoom

Carmen Paulsen via Zoom

Caroline Bredekamp via Zoom

Kayla via Zoom

Iphone via Zoom

Clare via Zoom

Cora via Zoom

Fireflies.Notetaker.April via Zoom

RH via Zoom

Karen Lane via Zoom

Gary Holtz via Zoom

Jenn K via Zoom

Kelly Gerlach via Zoom

Lcarstens via Zoom

Merki via Zoom

Samsung via Zoom

Scott Olson via Zoom

Susan V via Zoom
Tim Sheehan via Zoom
Travis Kieffer via Zoom
Vanessa Cahill via Zoom
563-221-1231 via Zoom
563-370-9645 via Zoom
563-451-8574 via Zoom
563-212-5262 via Zoom
Virus Alert via Zoom
iPhone Clinton IA via Zoom
Nancy Lane via Zoom
Beth Gerlach via Zoom
Amanda Rickertsen via Zoom
JohnPaul Baric via Zoom
K. Helmle via Zoom
Marty Murrell via Zoom
Ruth Fuesen via Zoom
TJ via Zoom
Marcus iPhone via Zoom
TJ Burken via Zoom
Jered via Zoom
Dr. Ron Boesch via Zoom
K. Helmle via Zoom
Rhonda Rowan via Zoom
Randy Rowan via Zoom

MINUTES: Motion by McHugh, seconded by Stewart, to approve the minutes of the January 20, 2025 Zoning Commission meeting as submitted. Motion carried unanimously.

CASE – ZC 25-01

Chair Burke opened the public hearing. Roling summarized the request of applicants.

Roling then deferred to Tosha Kensett who was representing Aurum Capital Ventures. Kensett passed around a handout with information on the site. Kensett gave a summary of Aurum Capital and data processing.

McHugh asked of the size of the proposed facility in comparison to other facilities. Kensett stated that it's quite small. The smallest they have now is five megawatts and the proposed facility will be half that size. Pfab asked how many computers. Kensett stated she did not have that answer but she would try to get the answer. A question was asked regarding the decibel reading. Kensett stated that they would be at about 46 decibels to the nearest residence, and that is within normal noise. If you're on the side of the exhaust fans, and 409 feet in front of the exhaust fans it reads around 52 decibels and on the opposite side it was down to 44 decibels. Pfab questioned Kensett on why they were turned down to have a second data center put in Grundy County. Kensett stated that she was not really sure what the full reason was, she thinks it was the

public, and doesn't think that they've been turned down yet, but areas in or around Woodbury County that are still in consideration.

Pfab asked the difference between Aurum Capital Investments and the Mining Store. Kensett stated it's the mother company.

Kensett goes on to the point out the case studies that are in the packet she brought to the meeting. She also goes on to mention that this site would have two full-time employees.

Pfab asks how many people would be involved in the construction. Kensett states they don't do any construction other than the dirt work around it, everything put in is prefab. They do work with a licensed electrician. Pfab asked regarding the employees if they are brought in or found locally, Kensett stated they try to find them locally.

Chair Burke asked if Roling wanted to continue. Roling stated she had no comments, and the Commission could open public comments and that there is a three-minute time limit.

Motion by McHugh, seconded by Pfab, to open the public hearing. Motion carried unanimously.

ITEMS FROM PUBLIC:

Brian Venema
Dale Stillmunkes
Leon Stillmunkes
Nin Flagel
Erin Klemme
Charlie White
Landon Rorah
Randy Rowan
Rhonda Rowan
Jenn Kutsch
Carmen Paulsen
Debra Stillmunkes
Ashley Johnson
Amanda Rickertsen
Tim Sheehan
Dr Ron Boesch

General concerns from the public were in regard to noise, safety of livestock, fire concerns and distance to the closest house.

Charlie White introduced himself as being a Land Agent from Aurum Capital. White was able to answer many of the questions presented during the public hearing.

Motion by McHugh, seconded by Pfab, to close the public hearing. Motion carried unanimously.

Chair Burke asked Roling to explain to the Commissioners what needed to be done next.

Roling stated that the business in front of the Commission is to determine which Zoning District this would be allowed under since it's not specifically addressed in our zoning. It's a two-fold process, the first process is to determine which Zoning District this would be applicable to and then the next step would be other conditional uses as determined by the Board of Adjustment. It's currently zoned A-1, the Commission would have to determine if this would be the district for this type of operation. A-1, C-1, M-1 or M-2. If it's not A-1 zoning that it fits best in, they would need to determine which zoning district it was and then whether this area is conducive to being zoned to that other Zoning District.

Chair Burke asked the Commission if there's any suggestions or direction on the district they may want to go with? McHugh stated she thinks M-1 would fit better. Roling stated there would still be conditional use.

Roling stated everything zoned within several miles of that site is zoned A-1 until you get close to rural Preston then you start to see Commercial and Industrial Zoning.

Baric interjects that they applied for a Special Exception not a re-zoning. Roling explained that it's a two-fold process as it's not currently a part of our Zoning Ordinance, we don't have it for permitted use or conditional use, so there's a step in there for the Zoning Commission to determine which district this would be under.

Discussion followed.

Gerlach asks if they can vote to do more studying and get more questions answered before they make up their mind as to what it is.

More discussion followed. Charlie White goes into more detail explaining the possibility of why Aurum Capital may have been declined in Woodbury County. White also stated that he came to the meeting as it's easy for him to answer a lot of the questions as he hears them from landowners every day. White also explained demand response.

Chair Burke stated that they need to make a decision on this project now because these people are waiting for us to do something and hold off with any others that come up.

More discussion followed.

Motion by McHugh to continue with A-1 with a special use of 50 decibel level at the property line.

The motion failed for lack of a second.

More discussion followed.

Roling asked the Commission if they would like to gather more information about what other counties have for zoning districts and put this back on for next month's meeting. Gerlach and Kies stated they would. Chair Burke asked for a motion.

Motion by Pfab, seconded by Gerlach, to table until next month. Ayes-Pfab, Gerlach, Kies. No-McHugh. Stewart abstained from voting. Motion carried.

Recess for break at 8:08 p.m.

Return from break at 8:17 p.m.

Laura Carstens, ECIA presented the preliminary draft chapters including General Land Uses and Parking Recommendations, Matrix of Uses and Land Use Recommendations and the proposed Chapter 6. There were no questions from the Commission to Carstens.

ITEMS FROM Commission: Other Business - none

ITEMS FROM STAFF:

Next Meeting. It was discussed to move the meeting. Pfab stated she would be out of town. Kies stated she would not be available. It was decided that to ensure a quorum, they should move the meeting. Discussion followed. It was decided to check on the following dates, March 10, 2025, and the week of March 24th.

Chair Burke stated that he personally wanted to thank John Manson on the many years he served on the Zoning Commission.

ADJOURNMENT: Motion by Gerlach, seconded by Stewart, to adjourn the February 17, 2025, Zoning Commission meeting. Motion carried unanimously.

The meeting adjourned at 8:59 p.m.

Respectfully submitted,

Lori Roling
Zoning Administrator

Adopted: 3/10/2025