

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
January 11, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: Jack Knight, James Pladsen, Duane Leppert, James Garrett and Teresa Severson

Members Absent: None

Others Present: Stephanie Runkle- Zoning Administrator and Mandy O'Neill-Administrative Assistant; Jay Huberg

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 5:00 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU

Appoint Chair and Vice Chair:

Severson makes a motion to appoint James Pladsen as chair; Leppert seconded. AIF. MCU.

Severson makes a motion to appoint Jack Knight as Vice Chair; Leppert seconded. AIF. MCU.

Approval of 12/14/23 Minutes: Motion by Knight to approve minutes. Seconded by Severson. AIF. MCU.

1. Subdivision Plats- None


2. New Business


- a. Jay Huberg Bluffland Construction at 640 Donahue Rd Harpers Ferry. Runkle reviewed bluffland zones and how Jay is looking to build 7' into the protection zone. She also stated that the County right of way was verified and that Laurie Moody gave him some options on septic installation and the well will be shared across the road with Schuttes. Mohn Surveying has staked out the bluffland and Jay has staked out the building pad. Consensus of the board is to plan a site visit when weather allows.

Office Updates- None

Adjourn: There being no further business to discuss, motion by Garrett to adjourn at 5:40PM; Seconded by Leppert. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
February 19, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: Jack Knight, James Pladsen, Duane Leppert, James Garrett and Teresa Severson

Members Absent: None

Others Present: Stephanie Runkle- Zoning Administrator and Mandy O'Neill-Administrative Assistant; Ben Rustad

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 5:00 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Knight to approve agenda; Seconded by Severson. All in favor. MCU

Approval of 1/11/23 Minutes: Motion by Severson to approve minutes. Seconded by Knight. AIF. MCU.

1. Public Hearing Zoning Change for Ben Rustad at 1617 Lansing Harpers Rd, Lansing Iowa 52151. Discussion was had about how this parcel has always been used as a commercially zoned site. Ben Rustad speaks about his plan to build a rental storage building sized 123'x44' with 8-10 stalls for boat storage and the remainder of the building for himself. Septic plans will be discussed with Laurie Moody. Severson makes a motion to recommend the zoning change to the Board of Supervisors; Garrett seconded. All in favor. Motion carried.

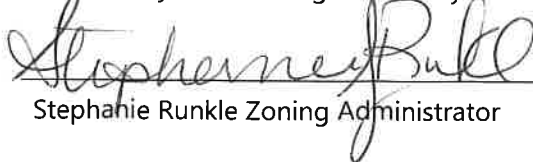
2. Subdivision Plats

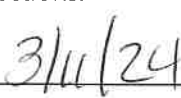
- a. **Raymond J & Patricia Manning-** Discussion took place of the subdivision plat where approximately 5.46 acres will be subdivided. The future easement is discussed for access beyond the home. Severson made a motion to approve the subdivision plat; Leppert seconded. Knight Nay due to not in accordance with the County Comprehensive Plan. 4:1. Motion Carried.
- b. **Steven L & Patricia M Scholtes-** Discussion took place of the subdivision plat where approximately 3.22 acres will be subdivided. Easement is discussed as it is 66' wide from the county road to the newly created parcel but then only travelable width of 30' through the parcel. Leppert made a motion to approve the subdivision plat; Garrett seconded. AIF. Motion Carried.
- c. **Brian M & Suzette Mahoney-** Discussion took place of the subdivision plat where approximately 27 acres will be subdivided. Severson made a motion to approve the subdivision plat; Leppert seconded. AIF. Motion Carried.

Office Updates- Runkle mentions she is working on the ordinance updates, as well as the battery storage amendment in the ordinance. She is also meeting with Assistant County Attorney, Jill Kistler, for the homestead split language.

Adjourn: There being no further business to discuss, motion by Garrett to adjourn at 5:58PM; Seconded by Knight. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
SPECIAL MEETING
February 29, 2024**

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Absent	2025
	James Garrett	Absent	2027

Members Present: Jack Knight, James Pladsen and Duane Leppert

Members Absent: James Garrett and Teresa Severson

Others Present: Stephanie Runkle- Zoning Administrator and Mandy O'Neill-Administrative Assistant

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 2:00 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Knight to approve agenda; Seconded by Leppert. All in favor. MCU

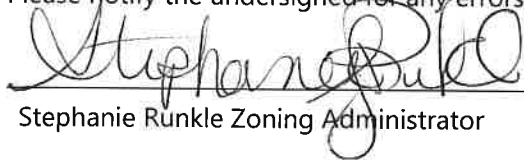
Approval of 2/19/24 Minutes: Motion by Knight to approve minutes. Seconded by Leppert. AIF. MCU.

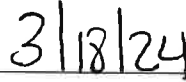
1. Subdivision Plats

- a. **Keith B. & Carol Bakkum** Discussion took place on the subdivision plat where approximately 11.31 acres are being subdivided. Access is explained by Runkle, as well as the potential of building which isn't a concern now, as no permits have been applied for. Knight made a motion to approve the subdivision plat; Leppert seconded. AIF. MCU.
- b. **Jason D. & Katelynn M. Bakkum** Discussion took place on the subdivision plat where approximately 62.26 acres are being subdivided. Access is explained by Runkle, as well as the potential of building which isn't a concern now, as no permits have been applied for. Knight made a motion to approve the subdivision plat; Leppert seconded. AIF. MCU.

Adjourn: There being no further business to discuss, motion by Knight to adjourn at 2:40PM; Seconded by Leppert. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator



Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
March 18, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Absent	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: James Pladsen, Duane Leppert, James Garrett and Teresa Severson

Members Absent: Jack Knight

Others Present: Stephanie Runkle- Zoning Administrator and Pete and Jackie McKee and Tary Draper

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 5:00 PM by Chair Jim Pladsen

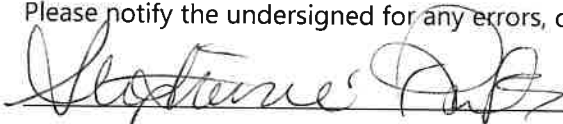
Approval of Agenda: Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU

Approval of 2/29/24 Minutes: Motion by Leppert to approve minutes. Seconded by Pladsen. AIF. MCU.

- 1. Construction in the Bluffland-** Discussion was had regarding an ATV trail which was illegally excavated in the Bluffland at 531 Bench St. in Lansing, Iowa. It was mentioned that the ordinance does not specify how to handle when violations to the Bluffland are made. Review of the previous infractions and how the county has handled them was had with all the members to brainstorm how they feel this situation should be approached. A Site Visit to the McKee's residence was scheduled for March 20th at 10:00 am, leaving the courthouse at 9:30 a.m.
- 2. Subdivision Plats**
 - a. **Regan LLC and Regan Sweeney** - Discussion took place of the subdivision plat where approximately 3 acres and 4.7 acres will be respectively. Severson makes a motion to accept the plat as presented, Garret seconds. Leppert nays, subdivision passes 3:1, motion carried.
 - b. **Ziegler Postville LLC-** Discussion took place of the subdivision plat where approximately 4.08 acres will be subdivided. Leppert made a motion to approve the subdivision plat; Garret seconded. AIF. Motion Carried.

Adjourn: There being no further business to discuss, motion by Severson to adjourn at 6:25 PM; Seconded by Leppert. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.



Stephanie Runkle Zoning Administrator

4/15/24

Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
March 20, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Absent	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: James Pladsen, Duane Leppert, James Garrett and Teresa Severson

Members Absent: Jack Knight

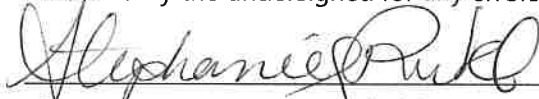
Others Present: Stephanie Runkle- Zoning Administrator and Pete and Jackie McKee **All Board Members voting*
"AYE" unless otherwise noted. MCU = Motion Carried Unanimously

Call to Order: P & Z meeting was called to order at 10:05 AM by Chair Jim Pladsen

1. **Construction in the Bluffland-** On-Site Board members were walked the ATV trail and discussed options to address violation to the Bluffland Protection District. It was decided that Zoning Administrator, Stephanie Runkle would draft a recordable document alongside Assistant County Attorney Jill Kistler and present it at the next meeting. Leppert made a motion to approve the decision to record a Violation of the Bluffland Protection District, Garrett seconded. AIF. MCU

Adjourn: There being no further business to discuss, motion by Garrett to adjourn at 10:25 AM; Seconded by Leppert. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator

4/15/24

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
April 15, 2024**

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Absent	2027

Members Present: James Pladsen arrived at 6:05pm, Duane Leppert, Jack Knight and Teresa Severson

Members Absent: James Garrett

Others Present: Stephanie Runkle- Zoning Administrator and Mandy O'Neill- Administrative Assistant

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:00 PM by Vice Chair Jack Knight

Approval of Agenda: Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU

Approval of 3/18/24 Minutes: Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU.

Approval of 3/20/24 Minutes: Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU.

McKee Construction in Bluffland- Stephanie is completing the recorded document on this.

Subdivision Plats

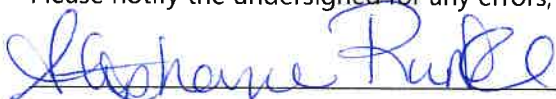
- a. **Robert & Karen Fossum** - Discussion took place of the subdivision plat where approximately 5 acres are being split from their property at 1262 Maud Rd. Severson makes a motion to accept the plat as presented, Leppert seconds. AIF. Motion Carried.
- b. **William M & Patricia M Moody Family Trust** - Discussion took place of the subdivision plat where the tillable ground is being split from wooded area. Severson makes a motion to accept the plat as presented, Pladsen seconds. AIF. Motion Carried.
- c. **Rush Family Revocable Trust** - Discussion took place of the subdivision plat where 5.77 acres will be split off. Pladsen makes a motion to accept the plat as presented, Severson seconds. AIF. Motion Carried.

Jim Downing- presenting on mini wind turbines- Jim didn't present, but Stephanie stated what she knew about it and that they are 15' long blades, but does not know the quantity or location.

Updates/Discussion- Mandy O'Neill has submitted her resignation as Administrative Assistant and her last day will be May 2nd.

Adjourn: There being no further business to discuss, motion by Severson to adjourn at 6:25 PM; Seconded by Pladsen. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.



Stephanie Runkle Zoning Administrator



Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
May 16, 2024**

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Absent	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: James Pladsen, Duane Leppert, Jim Garrett, and Teresa Severson

Members Absent: Jack Knight

Others Present: Stephanie Runkle- Zoning Administrator and Jim Downing

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:00 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Leppert to approve agenda; Seconded by Severson. All in favor. MCU

Approval of 3/18/24 Minutes: Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU.

Approval of 3/20/24 Minutes: Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU.

New Business:

Jim Downing

Jim presented information to the commission about mini wind turbines and the grants associated with them. Jim left his information with the Commission if they have further questions.

Subdivision Plats

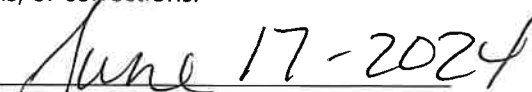
- a. **Robert O Grangaard** - Discussion took place of the subdivision plat where approximately 51 acres are being split from the property south of his home at 1061 Chestnut Rd. Waterville, IA 52170. Severson makes a motion to accept the plat as presented, Leppert seconds. AIF. Motion Carried.
- b. **Brian and Suzette Mahoney** - Discussion took place of the subdivision plat where the tillable ground is being split from wooded area. Severson makes a motion to accept the plat as presented, Garrett seconds. Leppert nays. Motion Carries 3-1.
- c. **Jerry Wiley and David E and Denny and Eva Wiley** - Due to conflict interest Garrett recuses himself from the plat discussion and vote. He leaves prior to presenting the plat. Discussion took place of the subdivision plat where 600 acres will be divided by family and for sale. Leppert makes a motion to accept the plat as presented, Severson seconds. AIF. Motion Carried.

Updates/Discussion- Stephanie let the Commission know they had a candidate for the position of Administrative Assistant and that would be on the following Monday's Board of Supervisors agenda for approval.

Adjourn: There being no further business to discuss, motion by Severson to adjourn at 7:28 PM; Seconded by Leppert. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
June 17, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Absent	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: James Pladsen, Jack Knight, Jim Garrett, and Teresa Severson

Members Absent: Duane Leppert

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Ann Klees

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:00 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Severson to approve agenda; Seconded by Knight. All in favor. MCU

Approval of 5/16/24 Minutes: Motion by Severson to approve agenda; Seconded by Garrett. All in favor. MCU.

New Business:

Subdivision Plats

- a. **Fred Iseli** - Discussion took place of the subdivision plat for approximately 5.9 acres. The location of the subdivision is 1248 Parsley Dr Waukon, IA 52172. Garrett makes a motion to accept the plat as presented, Severson seconds. AIF. Motion Carried.

Upcoming amendment for zoning ordinance- Discussion took place about the zoning ordinance for utility solar, utility wind, and battery storage. In the discussion, they came up with the idea of going and looking at a solar farm to get more information about it. They also discussed having a work session to talk more about it and come up with more answers. The work session will take place between July 7th and July 14th.

Updates/Discussion- Stephanie introduced the new administrative assistant. The commission members received the final draft of Mckee recording.

Adjourn: There being no further business to discuss, motion by Garrett to adjourn at 7:01 PM; Seconded by Severson. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
July 15, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Absent	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: James Pladsen, Duane Leppert, Jim Garrett, and Teresa Severson

Members Absent: Jack Knight

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Ann Klees, Justin Foss- Alliant Energy, Amanda Kesler- Alliant Energy

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:00 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Severson to approve agenda; Seconded Garrett. All in favor. MCU

Approval of 5/16/24 Minutes: Motion by Garrett to approve agenda; Seconded by Severson. All in favor. MCU.

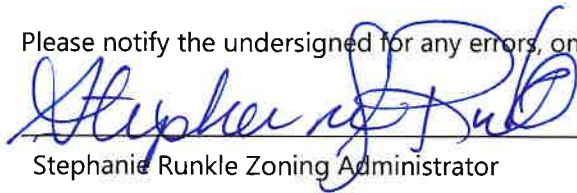
New Business:

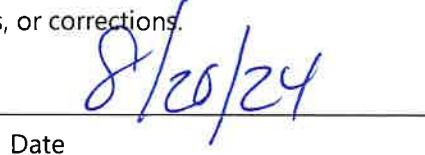
Alliant Energy speakers Justin Foss and Amanda Kesler came to talk about utility solar, utility wind, and battery storage. There was a presentation given that answered a lot of the board's questions. Some of the main topics that they covered were suggestions on setbacks, noise, and acres needed for a specific number of megawatts. The board also learned more about the construction, size, and life span of solar panels, wind turbines, and battery storage. Wildlife was also discussed to let them have their space and not be disturbed. The board questioned Justin and Amanda on other county's ordinances and examples of ones to look at.

Updates/Discussion- The board has discussed going to look at a solar farm. Amanda from Alliant Energy said she would give a tour of a solar farm in Dubuque. The board is going to discuss and figure out a date and time for the trip. The board is hoping to have an ordinance put together in 3-6 months.

Adjourn: There being no further business to discuss, motion by Leppert to adjourn at 7:01 PM; Seconded by Pladsen. AIF. MCU.

Please notify the undersigned for any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
August 5, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Absent	2025
	James Garrett	Absent	2027

Members Present: James Pladsen, Duane Leppert, Jack Knight

Members Absent: Jim Garrett, Teresa Severson

Others Present: Stephanie Runkle- Zoning Administrator, Justin Foss- Alliant Energy, Bob Tandy- Alliant Energy

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 9:00 AM by Chair Jim Pladsen

Approval of Agenda: Motion by Leppert to approve agenda; Seconded Knight. All in favor. MCU

New Business:

Moving Planning and Zoning Meeting to Tuesday - Zoning Administrator Stephanie Runkle and Planning and Zoning Chair Jim Pladsen discussed the benefits of moving the Planning and Zoning meetings to the third Tuesday of the month, as to not conflict with area city council and other meetings that are being held on Monday nights. Jack made a motion to move the day of the Planning and Zoning meetings from the third Monday to the third Tuesday of the month starting with the August 19, 2024, meeting moving to August 20, 2024. Duane seconds, AIF. MCU.

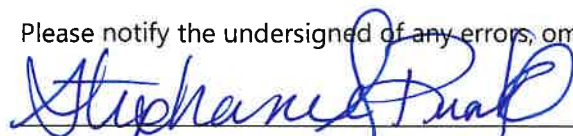
Switching term ending dates from September 30 to December 31 - Zoning Administrator Stephanie Runkle informed the commission the conversation she had with the county auditor about the term end dates for the Planning and Zoning Commission being the only county board not to end term dates in December. Runkle believes the addition and resignation of board members in December rather than September would be easier for the commission and her office. After conversation, Knight made a motion to change the Planning and Zoning term end date from September 30 to December 31, Leppert seconded the motion. AIF.MCU.

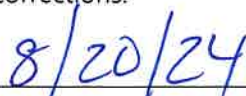
Schwartzhoff Construction in the Bluffland – Discussion took place to set a date and time for the site visit. Knight made a motion, Duane seconded. AIF.MCU.

Battery Storage and Utility Solar Site Visit – The Commssioners and Zoning Administrator made a site visit to Cedar Rapids, where they met up with Justin Foss and Bob Tandy of Alliant Energy. The group was able to see firsthand what Battery Storage and Utility Solar looks and sounds like. Tandy and Foss answered questions regarding both the running of and safety features regarding both sites. After one hour on site the commissioners and Runkle drive back to Waukon.

There being no further business to discuss after arriving back on site, motion by Leppert to adjourn at 5:05 PM; Seconded by Knight. AIF. MCU.

Please notify the undersigned of any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
August 12, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Absent	2025
	James Garrett	Absent	2027

Members Present: James Pladsen, Duane Leppert, Jack Knight

Members Absent: Jim Garrett, Teresa Severson

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Dennis Keatley- Allamakee County Supervisor

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z commission and Stephanie drove to site visit at 5:00 and returned at 6:00 for the meeting to call to order at 6:23 p.m.

Approval of Agenda: Motion by Knight to approve agenda; Seconded Leppert. All in favor. MCU

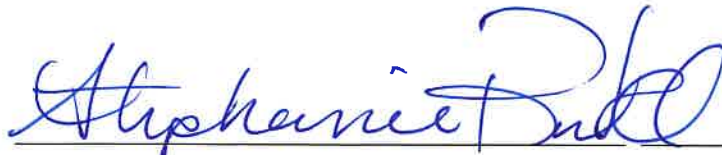
New Business:

Schwartzhoff Construction in the Bluff land – Discussion took place regarding Schwartzhoff bluff land construction. The decision will be made at the next Planning & Zoning meeting.

Battery Storage Ordinance: Discussion took place regarding the battery storage ordinance coming together. They discussed a lot of details regarding the ordinance such as distance from water, application process, emergency response plan, fencing, and setbacks. Referencing other ordinances has helped create a better ordinance for Allamakee County. Having resources to go off has helped gain more knowledge and ideas to create our ordinance. This discussion that took place got us closer to where we need to be with the new ordinance.

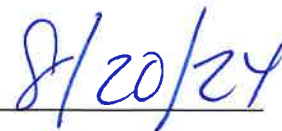
Adjourn: There being no further business to discuss, motion by Knight to adjourn at 8:00 PM; Seconded by Leppert. AIF. MCU.

Please notify the undersigned of any errors, omissions, or corrections.



Stephanie Runkle Zoning Administrator

Date



ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
August 20, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: James Pladsen, Duane Leppert, Jack Knight, Jim Garrett, Teresa Severson

Members Absent: None

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Neil Corwin, Corey Snitker- Emergency Management, Dave Martin- Waukon Fire Chief, Troy Hill & Joe Manning- Lansing Fire Dept Representatives, Mark Reiser- Allamakee County Supervisor

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:03 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Knight to approve agenda; Seconded Severson. All in favor. MCU

Approval of Minutes:

7/15/24 – Motion by Severson to approve minutes as written; seconded Leppert. All in Favor. MCU

8/5/2024 – Motion by Knight to approve minutes as written; seconded Leppert. All in Favor. MCU

8/12/2024 – Motion by Knight to approve minutes as written; seconded Leppert. All in Favor. MCU

New Business:

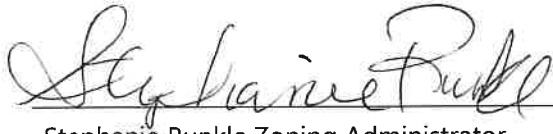
Schwartzhoff Construction in the Bluffland – Discussion took place about site visit that the board did. The bluffland on this property makes it hard to build as Schwartzhoff changed his building plans because of it. The board did not see any of the construction that is going to take place tagged out so Stephanie is going there during construction. Severson made a motion, Leppert seconded. AIF.MCU.

Corwin Bluffland – Discussion took place about the Corwin bluffland by the board. Corwin has been to court with this case and the judge told him that a fence needs to be put up on the property line. This property has bluffland which is making it hard to put that fence up. Corwin spoke about what he needs to do to get the fence on the property line. They discussed having Stephanie go to site and look at what Neil will have to do to get this done. Severson made a motion in reference to county attorney approval of letter being written to allow Neil Corwin to build a fence along the property line, Leppert seconded. AIF.MCU

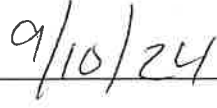
Battery Storage Ordinance – The Waukon and Lansing fire department representatives were at the meeting to discuss the fire safety aspect of battery storage. There was an explanation given to the fire department representatives about battery storage. The fire department has a lot of questions in which they are going to contact Cedar Rapids fire department since they have battery storage already there to discuss. There will be a fire safety plan provided to the fire departments from Alliant Energy. Stephanie and Duane are going to meet the Lansing Fire department representatives on September 5th at 6:00pm to discuss more after talking with Cedar Rapids.

There being no further business to discuss, motion by Knight to adjourn at 7:25 PM; Seconded by Severson. AIF. MCU.

Please notify the undersigned of any errors, omissions, or corrections.

Handwritten signature of Stephanie Runkle in cursive script.

Stephanie Runkle Zoning Administrator

Handwritten date 9/10/24 in cursive script.

Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
September 9, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Absent	2027

Members Present: James Pladsen, Duane Leppert, Jack Knight, Teresa Severson

Members Absent: James Garrett

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Corey Snitker- Emergency Management, Dennis Keatley- Allamakee County Supervisor, Ann Klees, Jim Martin-Schramm – Zoom, Lori Egan

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:02 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Severson to approve agenda; Seconded Knight. All in favor. MCU

Approval of Minutes:

8/20/2024 – Motion by Knight to approve minutes as written; seconded Severson. All in Favor. MCU

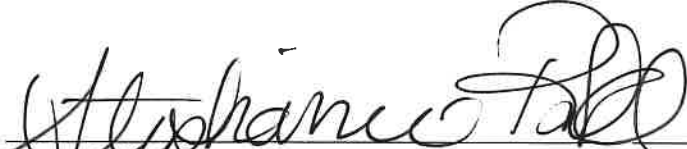
New Business:


Stephanie explained the site visit she had with Neil Corwin about building a fence within portions of the bluffland that was discussed at the last meeting.

Battery Storage Ordinance – When going through the presentation, Stephanie showed the distances from the pilot site (Deer Run) in Cedar Rapids to the nearest residence as a reference. The board members along with Stephanie went through the whole ordinance as Stephanie read aloud. They discussed having the emergency shut off outside of the fence for fire fighters or other obligated people to have if needed. They are adding a 9b to the ordinance stating that the applicant must have an annual meeting with emergency management and local fire departments. There was also discussion about third party applicants. After making these corrections, the ordinance will be given to the county attorney to look over. The board would like to set up a public hearing at the next Planning and Zoning meeting on 9/17/2024.

There being no further business to discuss, motion by Knight to adjourn at 7:43 PM; Seconded by Severson. AIF. MCU.

Please notify the undersigned of any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
September 17, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: James Pladsen, Duane Leppert, Jack Knight, Teresa Severson, James Garrett

Members Absent: none

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Ann Klees, Valerie Reinke

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:03 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Severson to approve agenda; Seconded Knight. All in favor. MCU

Approval of Minutes:

9/9/2024 – Motion by Severson to approve minutes as written; Seconded Leppert. All in Favor. MCU

New Business:

Subdivision Plats

- **Brian and Suzette Mahoney-** Discussion took place of the subdivision plat where the wooded land is getting split from the rest to sell. Severson makes a motion to accept the plat as presented, Garrett seconds. AIF. Motion Carried.
- **Lanny and Joyce Marting-** Discussion took place regarding the sale of approximately 17 acres as shown on map presented. Stephanie mentioned she had called the attorney involved and found out that the property was being sold to adjoining landowners. Severson makes a motion to accept the plat as presented, Knight seconds. AIF. Motion Carried.

Battery Storage Ordinance – Stephanie read through all the changes that Jill, the assistant county attorney fixed and suggested to be changed. There was discussion that took place regarding battery storage to be allowed in commercial zoning districts in which was added to the ordinance. One fix that was made was on the first page is changing amendment to have only 1 m. The board also discussed changing residence to dwelling including cabin and mobile homes in every location it was stated in the ordinance. They also decided that 9 months was the time period that the applicant has to repair damaged roads. The board decided to have the public hearing for the ordinance at the next regularly planned meeting on October 15th, 2024. Severson made a motion to have the hearing at the next planned meeting, Knight seconds. AIF. Motion Carries.

There being no further business to discuss, motion by Garrett to adjourn at 7:35 PM; Seconded by Severson. AIF. MCU.

Please notify the undersigned of any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator

10/23/24
Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
October 22, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Absent	2027

Members Present: James Pladsen, Duane Leppert, Jack Knight, Teresa Severson

Members Absent: James Garrett

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant, Ann Klees, Mike & Shawn Joblinske, Lori Egan, Tom Clark- zoom

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 6:00 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Leppert to approve agenda; Seconded Severson. All in favor. MCU

Approval of Minutes:

9/17/2024 – Motion by Knight to approve minutes as written; Seconded Severson. All in Favor. MCU

New Business:

Battery Storage Ordinance Public Hearing- Runkle went over with the board the couple changes that were made to the battery energy storage ordinance. Discussion took place of the battery energy storage ordinance. There was time given for public questions and comments. Motion by Severson to close the public hearing; Knight seconded. All in favor. MCU Motion by Severson to send the battery energy storage system ordinance to the board of supervisors for approval; Leppert seconded. All in favor. MCU

Joblinske Bluffland- Discussion took place about the Joblinske bluffland application. Runkle went over the site plan and map with the board. The Joblinke's want to build a house with a deck on the property. The plat they produced for the application showed the 14'x40' porch in the Bluff Impact Zone. No portion of any build can be in the Bluff Impact Zone. The agenda item was tabled until the Joblinske's could produce a plat with the entirety of the build in the Bluffland Protection Zone and not the Bluff Impact Zone. Knight makes a motion to table the application until a new plat was made showing the build in the Bluffland Protection Zone not the Bluff Impact Zone; Leppert seconds. All in favor. MCU

Subdivision Plats

- **Roger Dickson-** Discussion took place of the subdivision plat where the property is getting split, so the road is the boundary. Runkle went over the map and survey with the board. Knight makes a motion to accept the plat as presented; Leppert seconds. All in favor. MCU
- **Jack & Cindy Heffern-** Discussion took place of the subdivision plat where the property is getting divided to build a home. The land has road access and is buildable. Runkle went over the map and survey with the board. Leppert makes a motion to accept the plat as presented; Knight seconds. All in favor. MCU

- **Tom Brimeyer Farms-** Discussion took place of the subdivision plat where it is farmland. Runkle went over the map and survey with the board. This property has access and no bluffland. Severson makes a motion to accept the plat as presented; Leppert seconds. All in favor. MCU
- **Rita Schulte Estate-** Discussion took place of the subdivision plat where the property is donating .62 acres to the cemetery. They are splitting the property into three different parts. There is an easement for them to have access on both sides of the property. Runkle went over the map and survey with the board. Leppert makes a motion to accept the plat as presented; Severson seconds. All in favor. MCU
- **Regancrest Farms-** Discussion took place of the subdivision where 22.4 acres is being separated from the property. This property has road access. Runkle went over the map and survey with the board. Severson makes a motion to accept the plat as presented; Knight seconds. All in favor. MCU
- **Roverud Family Partnership-** Discussion took place of the subdivision plat where 10.5 acres are being sold to the quarry next to it. This will need access. Runkle went over the map and survey with the board. Leppert makes a motion to accept the plat as presented; Knight seconds. All in favor. MCU
- **Todd & Rhonda Snitker-** Discussion took place of the subdivision where 4 acres with buildings is being sold. There is road access available. Runkle went over the map and survey with the board. Severson motions to accept the plat as presented; Knight seconds. All in favor. MCU
- **C&M Ventures-** Discussion took place of the subdivision plat where there is no buildable land on the property. Runkle went over the map and survey with the board. There are other options with this property than what was presented. Severson makes a motion to deny because the only access to the lot is through bluffland which creates non buildable land due to access. This also goes against the comprehensive plan. Knight seconds. All in favor. MCU

There being no further business to discuss, motion by Leppert to adjourn at 7:17 PM; Seconded by Knight. AIF. MCU.

Please notify the undersigned of any errors, omissions, or corrections.

 11/20/24
Stephanie Runkle Zoning Administrator Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
November 6, 2024

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2028
Vice-Chair	Jack Knight	Absent	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Absent	2027

Members Present: James Pladsen, Duane Leppert, Teresa Severson

Members Absent: James Garrett, Jack Knight

Others Present: Stephanie Runkle- Zoning Administrator, Claire Opperman- Administrative Assistant

**All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

Call to Order: P & Z meeting was called to order at 5:05 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Leppert to approve agenda; Seconded Severson. All in favor. MCU

New Business:

Joblinske Bluffland- Runkle went over the new survey created to show the new build in the Bluffland Protection District. Discussion took place over the new survey by the board. The Joblinske's did move their new build out of the Bluff Impact Zone as the board asked them to do. Leppert made a motion to approve as listed, Severson seconded. All in Favor. MCU

Subdivision Plats

- **C&M Ventures-** Runkle went over the new survey that was conducted to show access off Fuel Drive. Discussion took place over the 66' access that was added. This property is being parceled off to sell some land to the farmer connected to it. Severson made a motion to approve as listed, Leppert seconded. All in favor. MCU

There being no further business to discuss, motion by Severson to adjourn at 5:56 PM; Seconded by Leppert. AIF. MCU.

Please notify the undersigned of any errors, omissions, or corrections.


Stephanie Runkle Zoning Administrator


Date