

**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

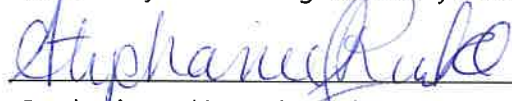
**2. New Business**

- 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.

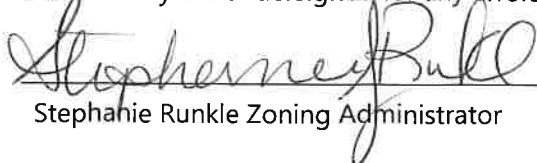
**2. Subdivision Plats**

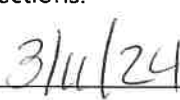
- a. **Raymond J & Patricia Manning-** Discussion took place of the subdivision plat where approximately 5.46 acres will be subdivided. The future easement is discussed for access beyond the home. Severson made a motion to approve the subdivision plat; Leppert seconded. Knight Nay due to not in accordance 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

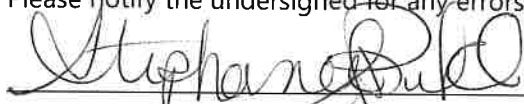
**Approval of 2/19/24 Minutes:** Motion by Knight to approve minutes. Seconded by Leppert. AIF. MCU.

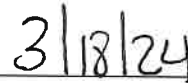
**1. Subdivision Plats**

- 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

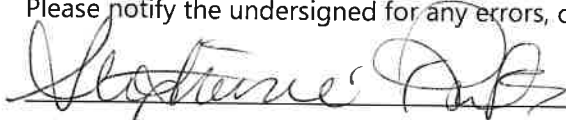
**Approval of Agenda:** Motion by Severson to approve agenda; Seconded by Leppert. All in favor. MCU

**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 20<sup>th</sup> 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  
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**

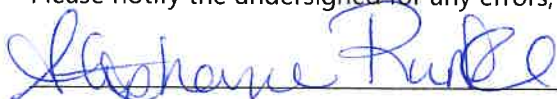
- a. **Robert & Karen Fossum** - Discussion took place of the subdivision plat where approximately 5 acres are being split from their property at 1262 Maud Rd. Severson makes a motion to accept the plat as presented, Leppert seconds. AIF. Motion Carried.
- b. **William M & Patricia M Moody Family Trust** - 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 2<sup>nd</sup>.

**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**

<b>Roll call of Commission Members:</b>			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**

<b>Roll call of Commission Members:</b>			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 7<sup>th</sup> and July 14<sup>th</sup>.

**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.

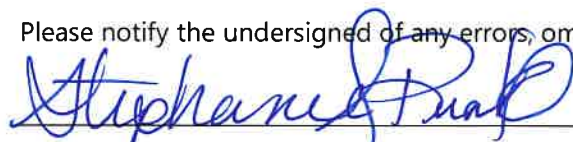
**Switching term ending dates from September 30 to December 31**- Zoning Administrator Stephanie Runkle informed the commission the conversation she had with the county auditor about the term end dates for the Planning and Zoning Commission being the only county board not to end term dates in December. 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.

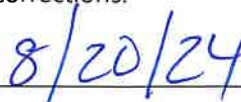
**Schwartzhoff Construction in the Bluffland** – Discussion took place to set a date and time for the site visit. Knight made a motion, Duane seconded. AIF.MCU.

**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.

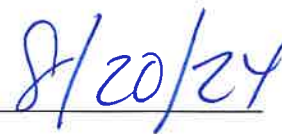
**Adjourn:** There being no further business to discuss, motion by Knight to adjourn at 8:00 PM; Seconded by Leppert. AIF. MCU.

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:**

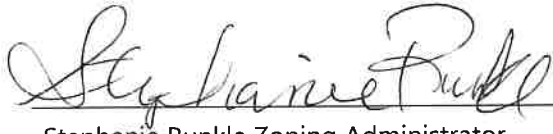
**Schwartzhoff Construction in the Bluffland** – Discussion took place about site visit that the board did. The bluffland on this property makes it hard to build as Schwartzhoff changed his building plans because of it. The board did not see any of the construction that is going to take place tagged 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 5<sup>th</sup> 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