

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
January 17, 2023

Roll call of Commission Members:			Term Expires
Chairperson	James Pladsen	Present	2023
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Absent	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: Jack Knight, James Pladsen, James Garrett & Teresa Severson

Members Absent: Duane Leppert

Others Present: Stephanie Runkle- Zoning Administrator, Mandy O'Neill- Administrative Assistant to P & Z, Mark Reiser, Gene Averhoff, Todd Wild, Keith Bresnahan & Gary Boden

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

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

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

Approval of 12/15/22 Minutes: Motion by Knight to approve minutes. Seconded by Garrett. All in favor. MCU

Severson made a motion to appoint Pladsen as Chair of P & Z. Seconded by Knight.

Severson made a motion to appoint Knight as Vice Chair of P & Z. Seconded by Knight.

1. Subdivision Plats

Gavin Family Farms, LLC- Discussion took place of the subdivision plat where 4.32 acres are being subdivided off the farm including the home and a few acres. Severson made a motion to approve the subdivision plat; Knight seconded. MCU

James P & Sara L Ronan- Discussion took place of the subdivision plat where 3.29 acres are being subdivided from 28.4 acres along Silver Creek Rd. Severson made a motion to approve the subdivision plat; Knight seconded. MCU

Mark E & Kristina L Walleser- Discussion took place of the subdivision plat where 8.62 acres are being subdivided from 30 acres for estate planning. Severson made a motion to approve the subdivision plat; Knight seconded. MCU

2. Zoning Ordinance Discussion

Runkle presents options to consider while looking into a future amendment to the zoning ordinance such as Ag Residential zoning, considering divisions of a lot size minimum regardless if for a home or not, etc. Bresnahan speaks on preserving quality farm ground and not to build homes where it affects croppable ground. Pladsen discusses how to define quality farm ground, do you consider high CSR, slope and/or soil quality. Discussion took place on rezoning any split after 3 acres or having a 40 acre parcel only be allowed 3 lots. Gary Boden, City of Waukon Manager, remarked on his opinion of subdivisions in the County.

Knight made a motion to approve the new fee schedule; Severson seconded. AIF MCU.

Adjourn: There being no further business to discuss, motion by Knight to adjourn at 7:20PM. Severson seconded. 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 20, 2023

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2023
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Absent	2027

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

Members Absent: Jim Garrett

Others Present: Stephanie Runkle- Zoning Administrator, Laurie Moody- Environmental Health (subbing in for Administrative Assistant), Mark Reiser, Todd Wild, Keith Bresnahan, Amy Bresnahan, Ryland Benzing, Val Reinke, Luke Benjegerdes, Kathy Renk, Eric Rud, & Scott Berg

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

Call to Order: P & Z meeting was called to order at 5:04 PM by Chair Jim Pladsen

Approval of Agenda: Motion by Severson to approve minutes. Seconded by Duane. All in favor. MCU

Approval of 1/17/22 Minutes: Motion by Knight to approve minutes. Seconded by Severson. All in favor. MCU

Public Comment: Runkle questions Eric Rud and his mother Kathy Renk about their interest in this meeting? They mentioned that Mark Reiser told them to come to the meeting because of the upcoming discussion of a "Farmhouse Split"

3. Public Hearing: Subdivision Plats

- a. Pladsen opens the Public Hearing regarding Subdivision Language stating the County needs to review how crop ground is being used for residential purposes. Runkle mentions that after a month of going back and forth on different options of increasing minimum acreage requirements or utilizing CSR, we landed on requiring a zoning change after the platting of more than 2 lots. Stating: Minor and Major Subdivisions which would great more than (2) residential lots of 3-acres each in an A-1, Agricultural District will require a zone change from A-1, agricultural District to R-1 Rural Residential District. Runkle states this has not been reviewed by the County Attorney. Scott Berg discusses his Eagle Ridge Development on Whalen Hill. Pladsen talks about the concerns regarding the limitations of Planning and Zoning without a required zoning change. Runkle states that she does not want to be too restrictive and wants to allow people to utilize their property as they wish with as little control as possible. Pladsen mentions that Bennett utilized the best ground in order to meet zoning needs of 3-acres, if we had smaller lots maybe it would not take up as much ag land. Laurie Moody mentions she, as County Sanitarian, is not in favor of smaller lots. Runkle asks for feedback on the zoning change idea, Berg points out many holes with it including the ability of neighbors to say what you can do with your property. Bresnahan mentions he felt Bennett used the best land. Berg mentions that he is not here to speak about the Bennett plat, but just because its good crop land should not take away the ability of the property owner to do what he wants with it. Pladsen agreed with Berg's comment, and supplied that all property owner's rights cannot be met all the time and we try to balance it. Runkle educated everyone about what happens to a subdivision plat from submission to Plat Review Committee to Planning and Zoning. Berg mentions to do the best for everyone involved. Pladsen mentions he thought the Bennett Plat was wasteful, but Iowa Code does not give much power to Planning and Zoning to have hep with approvals or denials. Severson mentions that she has worked with Bennett in the past and he did what everyone does, he subdivided and then sold the woods which is what most farmers have done. Berg quips with that not every acre needs to be farmed and we don't want to get to a point where people can't continue to grow and build homes. Benzing no matter size 3-acres don't work always, for selling off portions and the farm split would be a good idea. Runkle mentions to Benzing that we will be on that topic in a moment. Runkle says that you could put a conservation easement on your land so that it always stays solely for farming. Reiser says that the Bennett property had that and it didn't work, Runkle corrects him and

says no the Bennett property was in an Ag Area, not a conservation easement. Reiser mentions that no farmer can compete with a developer. Severson replies that she has been selling property for the last 30 years in Allamakee County and knows more about valuation than anyone in the room and developers don't want to pay 20,000 an acre for farmland, developers want a deal, Scott Berg wants a deal. Farmers are the ones who bid out other farmers and pay 20,000 an acre, farmers are the reason farmland is so expensive. Berg adds that large corporations buying large of land tracts also raise costs per acre on ag land. Bresnahan mentions that better planning is needed before approval is granted. Pladsen mentions we were backed into a corner and state code does not allow us to do much more. Berg says maybe up the plat review group level. Severson asks at what point would we have stopped this? At what point would we have said no? Runkle mentions that the property development is up to the property owner and the surveyor, P and Z just makes sure it follows County regulation. Knight says what cost is it going to be to county to upkeep the road? Severson asks what is a county road good for if not to drive on. Wild asks who looked into the road issues? Runkle answers that the County Engineer has to take in road safety before he signs off on it. Runkle mentions the idea of a Farmhouse split as many variances are being asked for this. Right now, the minimum is 3 acres and with a farm house split it would concern when an existing and active farm contains a home and the farmer wants to split his farm off with a minimum requirement of 1.5 acres and that it has to be ok'd and reviewed on-site by the county sanitarian. Language to go forward and agreed on by P and Z. Runkle addresses Kathy Renk and Eric Rud and states that what they want to do requires a variance and that Runkle will call them. Public hearing portion to move to March meeting.

4. Subdivision Plats

Westby, Jacqueline L - Discussion took place of the subdivision plat where 20.25 and 85.93 acres are being subdivided off the farm and being sold to son and grandson. Severson made a motion to approve the subdivision plat; Leppert seconded. MCU

Abrams, Micah and Kaitlyn-Discussion took place of the subdivision plat where .5 acres are being subdivided from 9.66 acres along Park Rd. Abrams previously received a Variance on June 14, 2022 for this split less than three acres. Leppert made a motion to approve the subdivision plat; Knight seconded. MCU

Adjourn: There being no further business to discuss, motion by Severson to adjourn at 6:50 PM. Knight seconded. 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 20, 2023

Roll call of Commission Members:			Term Expires
Chairperson	James Pladsen	Present	2023
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 & Teresa Severson

Members Absent: None

Others Present: Stephanie Runkle- Zoning Administrator, Mandy O'Neill, Administrative Assistant, Keith Bresnahan, Amy Bresnahan & Mike Mitchell via Zoom

**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 Garrett. All in favor. MCU

Approval of 2/20/22 Minutes: Motion by Severson to approve minutes. Seconded by Knight. All in favor. MCU

5. Public Hearing Continuation-

Hearing opened by Chairman Pladsen and closed with continuation in April.

6. Subdivision Plats

James R. Evanson - Discussion took place of the subdivision plat where 2.02 acres are being sold to adjoining landowner, Jason Brink. Easement discussion was had. Severson made a motion to approve the subdivision plat; Knight seconded. MCU

Roger C & Sheryl K Peterson-Discussion took place of the subdivision plat where 8.66 acres are being subdivided from the 3.39 acre homestead. Discussion took place on the homestead lot, to be sure the 3.39-acre lot is excluding right of way and the lot will remain 3 acres less right of way. Severson made a motion to approve the subdivision plat; Leppert seconded. MCU A second vote was then placed to have Ericson draw the plat clearer if it needs to be redone because it does not meet the 3 acre less right of way requirement. 4:1 vote with Garrett abstaining.

Donald J. Schulte-Discussion took place of the subdivision plat where 4.5 acres are being subdivided. With no issues on the plat, Severson made a motion to approve the subdivision plat; Knight seconded. MCU

Regan Sweeney & Regan LLC- Discussion took place 3 newly created lots totaling 6, 12 & 26 acres. They all have access. Severson made a motion to approve the subdivision plat; Knight seconded. MCU

7. April meeting time changed

Adjourn: There being no further business to discuss, motion by Severson to adjourn at 5:55 PM. Garrett seconded. AIF
MCU

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

Stephanie Runkle Zoning Administrator

Date

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
April 17, 2023

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2023
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Absent	2027

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

Members Absent: James Garrett

Others Present: Stephanie Runkle- Zoning Administrator, Craig Witt 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 6:05 PM by Chair Jim Pladsen

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

Approval of 2/20/22 Minutes: Motion by Severson to approve minutes. Seconded by Knight. All in favor. MCU

8. Construction in the Bluffland- Linda Kious at 1920 Blue Heron Lane

- a. This property is up for sale and the proposed new owner would like to put a 20'x16' addition on piers onto the home. Discussion took place on this build and it was agreed upon to do a site visit on Thursday, April 20th at 10:30.

9. Subdivision Plats

Joseph C Stammeyer Sr & Daric and Lacey Jo Steiber - Discussion took place of the subdivision plat where two parcels are being created in a split with one being 6.34 acres and the other is 21.49 acres. Leppert made a motion to approve the subdivision plat; Severson seconded. Knight abstained. MCU

Stephen E, Michelle M & Chase S Pladsen-Discussion took place of the subdivision plat where 7.59 acres to be split to build a new home. Knight made a motion to approve the subdivision plat; Severson seconded. MCU

10. Craig Witt Access- 1200 Elm Ln Harpers Ferry

- a. Craig states he bought the property in 2019, knowing access was an issue, but they have made this property their permanent home and would like to have a driveway off Whippoorwill Hollow. They currently use the old logging road coming through Steve Karabatsos property off Whippoorwill Hollow. Craig currently rents from Steve Bodensteiner above him and has approval to do 30-40 yards of tree removal for his new driveway proposal. The home was built in 2006 as the lot was created prior to the current ordinance. Witt questions the board if he needs to get a survey with easements and what he would need to have. He is advised he needs 22' travel width. Discussion takes place on current easements and Witt is advised to work with the Planning & Zoning Office on this to see about taking his documentation to any attorney.

11. Public Hearing Continuation-

- a. Discussion takes place on how the subdivision ordinance change came about due to the petition which was about crop acres being used for homes. In Allamakee County, there are 198,720 acres being used for homes out of 422,000 acres. In the past 5 years, 43 acres have been used for multiple residence parcels. There is also the concern of taking away a property owners rights and giving it to a neighbor. Discussion takes place on loss of farmland, a need for a rezoning request if creating 3 or more residential lots in a parcel, driveways, and homestead splits to be 1.5 acres. Pladsen makes a motion to close the public hearing tonight and table for May.

Adjourn: There being no further business to discuss, motion by Knight; Seconded by Severson to adjourn at 8:27 PM. AIF
MCU

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

Stephanie Runkle Zoning Administrator

Date

**Minutes of the Meeting of the
Allamakee County Planning & Zoning Commission
April 20, 2023
On-Site Visit 1920 Blue Heron Lane Lansing, Iowa**

Meeting was called to order at 10:30PM By Chair James Pladsen.

Roll Call of Commission Members:

Term Expires

Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

Staff Present: Stephanie Runkle, Zoning Administrator

New Business:

Site visit to 1920 Blue Heron Lane in Lansing Iowa. Severson arrived at 10:40. After touring the property and locating where the possible new build would be. After discussion Leppert made a motion to approve the Construction in the Bluffland Application as it stands, Knight seconded. Severson recused herself. Everyone else was in favor. Knight made a motion to adjourn the meeting Leppert seconded.

Adjourn: Meeting adjourned at 11:15AM

Stephanie Runkle, Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
May 15, 2023**

Roll call of Commission Members:			Term Expires
Chairperson	James Pladsen	Present	2023
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Absent	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

Members Present: Jack Knight, James Pladsen, James Garrett & Teresa Severson

Members Absent: Duane Leppert

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 Chair Jim Pladsen

Approval of Agenda: Motion by Severson to approve agenda with the addition of adding continuation of Public Hearing. Seconded by Knight. All in favor. MCU

Approval of 4/17/23 Minutes: Motion by Knight to approve minutes. Seconded by Severson. All in favor. MCU

Approval of 4/20/23 Minutes: Motion by Knight to approve minutes. Seconded by Pladsen. All in favor. MCU

12. Subdivision Plats

Brothers Olson, LLC - Discussion took place of the subdivision plat where two parcels are being created in a split with one being 6.34 acres and the other is 21.49 acres. Leppert made a motion to approve the subdivision plat; Severson seconded. Knight abstained. MCU

Robert J & Phyllis D Waters-Discussion took place of the subdivision plat where 7.59 acres to be split to build a new home. Knight made a motion to approve the subdivision plat; Severson seconded. MCU

Catherine Mulholland-Discussion took place of the subdivision plat where 7.59 acres to be split to build a new home. Knight made a motion to approve the subdivision plat; Severson seconded. MCU

Brennan & Hogan Partnership-Discussion took place of the subdivision plat where 7.59 acres to be split to build a new home. Knight made a motion to approve the subdivision plat; Severson seconded. MCU

13. Public Hearing Continuation-

Adjourn: There being no further business to discuss, motion by Severson; Seconded by Garrett to adjourn at 6:35 PM. 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 19, 2023

Roll call of Commission Members:			Term Expires
Chairperson	James Pladsen	Present	2023
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 & Teresa Severson

Members Absent: None

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 Chair Jim Pladsen

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

Approval of 5/15/23 Minutes: Motion by Severson to approve minutes. Seconded by Knight. All in favor. MCU

14. Subdivision Plats

Scott J & Brian W Dougherty - Discussion took place of the subdivision plat where 5.88 acres is being added to Scott Dougherty's property, as he is buying out his brother. Severson made a motion to approve the subdivision plat; Leppert seconded. Garrett abstained. Motion Carried 4:1.

Anderson Springs LLC & Anderson Hollow LLC-Discussion took place of the subdivision plat where 27 acres will be subdivided for estate planning. Severson made a motion to approve the subdivision plat; Garrett seconded. MCU

Haskell Howard Jr & Donna Marie Bright-Discussion took place of the subdivision plat where 13.9 & 5.9 acres are to be split for sale and reverse mortgage purposes. Severson made a motion to approve the subdivision plat; Knight seconded. MCU

Office Updates- The Public Hearing will happen soon for the Zoning Ordinance Update. Discussion held on subdivision delays/hangups to better serve the public.

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

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

Stephanie Runkle Zoning Administrator

Date

Allamakee County Zoning Commission

Tentative Meeting Agenda

July 17, 2023

NO MEETING WILL BE HELD

ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING
August 21, 2023

Roll call of Commission Members:			Term Expires
Chairperson	James Pladsen	Present	2023
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 & 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 6:00 PM by Chair Jim Pladsen

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

Approval of 6/19/23 Minutes: Motion by Knight to approve minutes. Seconded by Leppert. All in favor. MCU

15. Subdivision Plats

Gary L or Rebecca A Mezera- Discussion took place of the subdivision plat where 15 acres will be subdivided on Parcel ID 2126200014. Leppert made a motion to approve the subdivision plat; Knight seconded. MCU

Kenneth D & Judith A Steiber- Discussion took place of the subdivision plat where 6.42 acres will be subdivided to separate buildings from the land. Knight made a motion to approve the subdivision plat; Leppert seconded. MCU

Kevin & Donna Eberling- Discussion took place of the subdivision plat where approximately 80 acres will be subdivided to sell land to their renter. Knight made a motion to approve the subdivision plat; Leppert seconded. MCU

Regan Sweeney & Regan, LLC- Discussion took place of the amended subdivision plat. Plat was previously recorded from the March 20, 2023 meeting, since then new property line boundaries need to be subdivided. Leppert recused himself; Pladsen made a motion to approve the subdivision plat; Motion died due to lack of a second.

Adjourn: There being no further business to discuss, motion by Leppert to adjourn at 7:20PM; 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
September 18, 2023

Roll call of Commission Members:

			Term Expires
Chairperson	James Pladsen	Present	2023
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025
	James Garrett	Present	2027

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

Members Absent: None

Others Present: Stephanie Runkle- Zoning Administrator and Mandy O'Neill, Administrative Assistant; Bob Hager, Luke Mount, Jim & Sara Ronan, Todd Soukup and Jess Troendle.

**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 8/21/23 Minutes: Motion by Leppert to approve minutes. Seconded by Knight. All in favor. MCU

16. Subdivision Plats

Donald Kerndt Trust- Discussion took place of the subdivision plat where 4 new parcels will be subdivided off the family farm for estate planning. The nonconforming parcel of 2.41 acres will be sold to Dave Heitman, who previously had a variance denied. No easements are needed. Leppert made a motion to approve the subdivision plat; Severson seconded. AIF. Motion Carried. (This Subdivision was pulled by property owner after the P and Z meeting)

James P. McCormick Estate- Discussion took place of the subdivision plat where acreage will be subdivided for sale at auction of the farm. Access was discussed. Severson made a motion to approve the subdivision plat; Knight seconded. AIF. Motion Carried.

Regan Sweeney & Regan, LLC- Discussion took place of the amended subdivision plat. Plat was previously recorded from the March 20, 2023 meeting, since then new property line boundaries need to be subdivided. Amended plat is brought back to P & Z due to last month's meeting having a procedural error. Runkle explained to everyone the difference in the originally recorded plat and the new amended plat and also that the amended plat went back through plat review also where the County Engineer and Sanitarian also signed off on it. Bob Hager asks Runkle why the new plat and she stated she spoke to Justin and this is for a new sale and the way the plat is currently approved, he can do anything regarding building a home or a hog confinement. Hager then asks if anyone has heard from Iowa DNR? Runkle states no and we don't need to as Iowa DNR handles hog confinements. Chairmen, Jim Pladsen, states we don't have the authority to base a subdivision plat on use. If the proposal meets our ordinance criteria and state laws, then the subdivision plat is good. Access is discussed. This is all Ag zoned and used, and has access. If no plans are made to build a home, a farm easement can be obtained at 10'. Questions asked about DNR Permits and manure management- there won't be any notification from our office, but the public will see this information on the Board of Supervisors agenda. Runkle states farmers aren't exempt from Right of Way, Flood plain and Bluffland. Runkle explained knowledge of a neighbor who applied to P & Z for a building permit close to their property line and then Runkle called DNR for information. DNR said anyone can build as close as they choose to a hog confinement, but a new confinement cannot erect within 1,000' of an existing home. Severson made a motion to approve the subdivision plat; Garrett seconded. In favor of- Pladsen, Garret & Severson; Objection- Leppert & Knight. Motion Carried 3:2.

17. Public Hearing

Zoning Ordinance Amendment

7pm Public Hearing was opened. Garrett made a motion to table the public hearing at 7:03; Knight seconded. AIF. Motion Carried.

18. Office Updates

Wind Farm discussion within the County. Ordinance update with Conditional Use permits in A-1 zoning.

Adjourn: There being no further business to discuss, motion by Severson to adjourn at 7:20PM; 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
October 16, 2023

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 & Teresa Severson

Members Absent: None

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 6:08 PM by Chair Jim Pladsen

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

Approval of 9/18/23 Minutes: Motion by Knight to approve minutes. Seconded by Leppert. All in favor. MCU

19. Public Hearing- Zoning Ordinance Amendment Continuation

- a. Public Hearing was opened at 6:15pm. Discussion amongst committee members took place. Runkle states that residential development subdivisions would be required to change the zone to R1. Some may question where there is a hole in the ordinance for the need of variances. Runkle said the front yard setback for an R-1 zoned parcel is 25' and in an A-1 zoned parcel, it is 40', so the required zoning change could lessen the need for a variance on some properties. The other benefit of this amendment is that neighbors are notified of zoning changes. Garrett asks if someone creates a residential development and doesn't sell all lots, can it still be farmed? Runkle states yes as general farming is permitted in all zones. Runkle explained the schedule with the zones and uses to all members. Severson makes a motion to send the amendment to the Board of Supervisors. Knight seconds the motion. Garrett abstained. Leppert and Pladsen in favor. Closed public hearing at 7:05pm.

20. Subdivision Plats

James Hagarty- Discussion took place of the subdivision plat where a 1-acre lot will be subdivided off his 3.44 acre parcel. James had a prior rezoning of this property on July 18, 2022, from R-1 to R-3 to be able to create a 1-acre lot. Severson made a motion to approve the subdivision plat; Knight seconded. AIF. Motion Carried.

Adjourn: There being no further business to discuss, motion by Knight to adjourn at 7:15PM; 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
November 20, 2023**

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	Present	2027

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

Members Absent: 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 6:00 PM by Chair Jim Pladsen

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

Approval of 10/16/23 Minutes: Motion by Knight to approve minutes. Seconded by Garrett. All in favor. MCU

1. Subdivision Plats

Harlan E & Carole J Yohe- Discussion took place of the subdivision plat where approximately 42 acres will be subdivided, with Form A stating intended use will be for a rock quarry. Runkle states Bruenings are buying from the Yohes. The quarry has not been approved yet, as this is just for the subdivision of land, but when the application for the quarry arrives in our office, it will be an extraction pit process. Leppert made a motion to approve the subdivision plat; Garrett seconded. AIF. Motion Carried.

Donald Kerndt Trust- Discussion took place of the subdivision plat where 3 new lots are being subdivided for estate planning. The estimated 2.41 acres on the plat will be adjoining Dave Heitman's property; The 6.88 & 14.44 acres will eventually be going to one person. The 2.84-acre parcel will go to another person who has adjoining land. Knight made a motion to approve the subdivision plat; Garrett seconded. AIF. Motion Carried.

James & Catherine Gelo- Discussion took place of the subdivision plat where 2 new lots are being subdivided for swapping purposes to make fences work. Runkle explained access. Leppert made a motion to approve the subdivision plat; Knight seconded. AIF. Motion Carried.

Dennis, Donald and Randy Troendle- Discussion took place of the subdivision plat where approximately 23 acres being subdivided. Access will be off Creek View Lane. This property is within the 2-mile radius of the City of Lansing, and this is on their City Council agenda tonight. Plat review passed this plat with the condition of the City resolution passing. Garrett made a motion to approve the subdivision plat with the condition that Lansing City Council passes it tonight as well; Knight seconded. AIF. Motion Carried.

Office Updates- Discussion held on proposed 2024 calendar and the December 2023 meeting will be held on the 14th to get any business through the Supervisors yet this year.

Adjourn: There being no further business to discuss, motion by Knight to adjourn at 5:45PM; 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
December 14, 2023**

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: Jack Knight, James Pladsen, Duane Leppert and Teresa Severson

Members Absent: James Garrett

Others Present: Ashlin O’Neill, 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 Chair Jim Pladsen

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

Approval of 11/20/23 Minutes: Motion by Leppert to approve minutes. Seconded by Knight. All in favor. MCU

21. Subdivision Plats

Lloyd C Johanningmeier Jr- Discussion took place of the subdivision plat where approximately 5.15 acres will be subdivided. Runkle states Brian Ridenour, County Engineer has confirmed by visiting the site that there is an existing entrance. Severson made a motion to approve the subdivision plat; Knight seconded. AIF. Motion Carried.

Office Updates- Discussion held on bluffland districts shown on beacon and how this map doesn’t differentiate the toe and top of the bluff. Currently, what beacon represents is from 2010 for bluffland and 2020 for contours. If this were to be updated, it would require a zoning map amendment.

Adjourn: There being no further business to discuss, motion by Severson to adjourn at 6:00PM; Seconded by Knight. AIF
MCU

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

Stephanie Runkle Zoning Administrator

Date