

**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

