

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**January 16, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to nominate James Pladsen to Chair person and Jack Knight to Vice Chair Person for calendar year 2018. Leppert seconded. MCU

Gragg made a motion to approve the agenda as presented. Duffy seconded. MCU.

Leppert made a motion to approve the December 18, 2017 minutes. Knight seconded. MCU.

No public comments were received.

Public Hearings: None.

Old Business—None.

New Business

- a) The commission reviewed the Manning, Michael, Linda, Michael and Mark and Marri Williams subdivision plat. After discussion and review, it was determined that the subdivision plat application did not include a copy of the easement agreement for Lot 3, as required in the Application for Land Division. Commission consensus to not act on subdivision plat until application is complete, including all required attachments.

REPORTS-Blake provided a report of office activities, including the comprehensive planning process, pending or future zoning district change requests, Green Quarry, Board of Adjustment actions and other office activity. No action taken.

Duffy, Knight and Leppert indicated an interest in attending the Planning and Zoning training offered through the Iowa State University Extension Office. It will be in Decorah on April 10<sup>th</sup>, 2018.

Knight made a motion to adjourn. Gragg seconded. MCU.

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Thomas Blake, Zoning  
Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**February 21, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda as presented. Duffy seconded. MCU.

Knight made a motion to approve the January 16, 2018 minutes. Gragg seconded. MCU.

No public comments were received.

Public Hearings: None.

Old Business: None.

**New Business**

- b) The commission reviewed the Manning, Michael, Linda, Michael and Mark and Marri Williams subdivision plat. After discussion and review, Gragg made a motion to approve. Duffy seconded. MCU.
- c) The commission reviewed the Reicksview Family Farms subdivision plat. After discussion and review, Knight made a motion to approve. Duffy seconded. MCU.
- d) The commission reviewed the Nelson and Twila Converse subdivision plat. After discussion and review, Leppert made a motion to approve. Gragg seconded. MCU.
- e) The commission reviewed the Kelby Moose subdivision plat. After discussion and review, Leppert made a motion to table action until information on an easement serving the subject property is provided. Knight seconded. MCU.

REPORTS- Discussion was held regarding establishing a Steering Committee for the Comprehensive Planning Process. Commission consensus to include members from the various cities, Economic Development offices, Conservation, a realtor?, agriculture representative and a member of the Board of Supervisors and the Planning Commission. It was the consensus that Gragg would be the primary member with Pladsen as alternate.

The Commission viewed the training video for Sexual Harassment training. It was decided that it would be good for the members to have a copy of the sexual harassment policy for the County.

Duffy made a motion to adjourn. Gragg seconded. MCU.

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Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**March 19, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda as presented. Duffy seconded. MCU.

Gragg made a motion to approve the February 18, 2018 minutes. Duffy seconded. MCU.

No public comments were received.

Public Hearings: None.

Old Business: None.

**New Business**

- a) The commission reviewed the Debra Mink and David, Gary and Casey Halvorson subdivision plat. After discussion and review, Gragg made a motion to approve. Leppert seconded. MCU.
- b) The commission reviewed the Burke, Andrew and Kari subdivision plat. After discussion and review, Leppert made a motion to approve. Knight seconded. MCU.
- c) The commission reviewed the Nelson and Twila Converse subdivision plat. After discussion and review, Leppert made a motion to approve. Gragg seconded. MCU.
- d) Consideration of an ordinance amendment request from NEIT Properties to allow towers greater than 35' in height within the ¼ mile setback from the Bluffland Protection District.—Steve Hanson and Judd Genda were present on behalf of NEIT Properties. Genda advised that "FirstNet" (FN) is a federal program. Upper Midwest is building out service and NEIT Properties is the tower building arm of the association of AT&T, FN and NEIT.
  - a. Knight asked if the Commission would be setting a precedent allowing for such a narrow exception to the setback. Blake advised that the Commission could broaden or narrow the exception, this is just how NEIT requested the amendment. NEIT felt that FN was a public service and was unique in this industry, therefore, the exception could be this narrow.
  - b. Duffy asked why another tower was needed when there was a tower in New Albin already. Who approached NEIT about this location. Hanson shared coverage maps showing the location and explained that another site had also been reviewed but was eliminated due to other issues. AT&T is the company that approached NEIT about constructing towers for them.
  - c. Jan ?Winnis? questioned why we needed this. At a previous meeting, Chief Mellick had stated that they had radio service and would not use this service now. Hanson advised

that FN was broadband, not radio service. General discussion was held regarding what County used now.

- d. Knight questioned how much territory this would service and noted that contiguous service was improbable. Hammell (neighboring landowner) advised that cell service is line of sight and that this would still not serve the highway or the other side of the bluff. Hanson advised that this was a different spectrum than other cell networks and line of sight is not absolutely necessary. The higher elevation of this site provides better coverage than an lower elevation.
- e. Hammell objected to the aesthetic impact and that migratory birds use this flyway. Hanson advised that the site had passed the migratory birds flyway review.
- f. Knight stated that the ordinance was established to protect the viewshed of the blufflands.
- g. Duffy asked Hammell where he would have it located. Hammell felt that it could be placed in the lower elevations and two towers could provide the coverage of the area. It was discussed what the coverage mandate was and if it could be met with existing infrastructure. The Commission felt that they needed the County Attorney's input regarding the amendment language.
- h. Duffy advised that residents want to know how priority sites are chosen. NEIT should have provided a chronological order of the process. People don't feel they were involved or consulted. Hanson advised that NEIT has to follow the federal process for permitting.
- i. Discussion was held and the members felt they needed more information regarding FN and also asked that emergency responders (Sheriff) be consulted regarding the need for this service.

Gragg made a motion to continue the public hearing on the proposed text change to the next regular Commission meeting, April 16<sup>th</sup>. Duffy seconded. Ayes; Gragg, Duffy, Pladsen, Knight. Nays; Leppert. Motion Carried.

REPORTS- Discussion was held regarding establishing a Steering Committee for the Comprehensive Planning Process. Commission consensus to include members from the various cities, Economic Development offices, Conservation, a realtor?, agriculture representative and a member of the Board of Supervisors and the Planning Commission. It was the consensus that Gragg would be the primary member with Pladsen as alternate.

Knight made a motion to adjourn. Duffy seconded. MCU.

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Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**April 16, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Absent	2021
	Colleen Gragg	Present	2022

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. All Board members voting “AYE” unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda as presented. Duffy seconded. MCU.

Discussion was held regarding the draft minutes. Gragg suggested a change to the draft minutes to reflect that the Chief Mellick had not made the statement (it was at an earlier meeting) because he was not present. Consensus to change draft minutes. Gragg made a motion to approve the March 19, 2018 minutes, as amended. Duffy seconded. MCU.

No public comments for items not on the agenda were received.

Public Hearings: NEIT Properties—Request for zoning ordinance text amendment. Chair person Pladsen opened the public hearing for a proposed change in the zoning ordinance text that would allow towers greater than 35 feet in height if they are carrying/providing “First Net” communications service. The Zoning administrator presented the staff report. Blake recommended that, if the Commission decided this service (First Net) was needed in the County and that the impact on the aesthetic quality of the bluffs was acceptable, then the Comprehensive Plan needed to be amended to reflect that need and goal. Then a change in zoning text would be allowable (compliant with comprehensive plan). Blake further recommended that the change retain the use as a conditional use in the A1, I1, I2 and C 1 zones only.

NEIT Properties presented information in support of the request. They felt that the bluffland setback was too restrictive and would not allow adequate cell and broadband service in the county. Furthermore, this service would be vital to EMS communications in the future. Discussion was held regarding the amount of coverage that was going to be provided and what was required from the State of Iowa and Federal Agencies. Chris Maiers, Coordinator of the Interoperability Office in Iowa spoke in support of the change that would allow these tower locations in the County. Dustin Blythe, AT&T representative, spoke in support of the request stating that the State Legislature has passed three bills supporting broadband service that will “connect every acre”. Also, 20% of the work under this service contract needed to be done by small businesses. Steve Hanson with NEIT presented a powerpoint in support of the request. The service to be provided was discussed, and that it was also going to include commercial cell service. The State, upon approving the contract, obligated the company to provide 98.5% coverage in Iowa. The pre-emption for EMS personnel was discussed. LMR (land mobile radio) service was discussed. Corey with Allamakee County Emergency Management was present to witness the hearing and discussion.

Mrs. Hammel (neighbor) spoke, advising that the service was not needed in the immediate area. They are concerned about safety, intensity of radio waves and impacts to health of those nearby. These services are shown to cause cancer.

Dr. Pratte spoke about the lack of service being a factor or nature of where we choose to live. An amendment to exempt towers should not occur. Each tower should be considered on its own merits and need.

Karen Pratte spoke against the amendment because it would spoil one of the gems of Allamakee County, the aesthetic quality of the bluffs. Ric Zarwell spoke against an ordinance change. A lot of work went into developing this ordinance and it should not be changed without a full, in-depth review. RAGBRAI recently went through Allamakee and there was no issues regarding cell coverage. Julia Stantic, New Albin, just bought a place here and she is opposed to changing the ordinance to allow an exemption for these towers. Hammel spoke, stating that the tower would be right above his home. He thought the engineering of the tower was not correct and that a shorter tower would provide coverage needed. Hammel felt this tower was not needed and that the FirstNet could be provided through other carriers. Blythe and Hanson refuted this statement. No other carriers were part of the FirstNet service. Hanson responded to Hammel's comments, stating that the design of the tower and coverage was accurate. Genda with NEIT was present and spoke about the impact to the ordinance. This change would not allow towers in the bluffland, just in the ¼ mile setback area. This does not exempt FirstNet from the entire bluffland ordinance. Co-location cannot be a requirement and is not an option here. The existing US Cellular tower will not provide the necessary coverage. FirstNet is a national broadband network, not just a voice network. Its creation is a result of the 9/11 attacks and the resulting communications problems.

Val Reinke, Allamakee County Development spoke, recognizing that each side of the argument had good points. Good broadband coverage was needed in the county and the preservation of the bluffs was also important. A hard decision needed to be made, but the company is here now, ready to invest in the area. Will anyone be ready to invest the needed funds later, when it is discovered we need this service? Zarwell stated that amending the ordinance now would be a 'slippery slope'.

Gragg questioned the cancer and bird flyway issues that had been raised. Has the company addressed these? Hanson advised that both issues had been reviewed and approved by the federal agencies that perform those reviews. Leppert asked if the tower and equipment would generate noise. Hanson advised that there would not be any noise, however, there would be lights on the tower. Pladsen closed the hearing. The amendment and hearing process was discussed by the Commission. Gragg made a motion to keep the hearing open and to continue the hearing to May 22<sup>nd</sup>, 2018 at 6:00 PM in the Supervisors Office. Duffy seconded. MCU.

Max Marzen advised the Commission that he would start a petition drive to improve cell coverage for EMS personnel and services. He felt that if anyone was hurt or could not get service due to no coverage, the County could be facing a big lawsuit.

Old Business: None.

New Business

- a) The commission reviewed the Byrnes subdivision plat. After discussion and review, Leppert made a motion to approve. Gragg seconded. MCU.

Duffy made a motion to adjourn. Gragg seconded. MCU.

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Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**May 22, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Staff present: Tom Blake, Zoning Administrator; Jill Kistler, County Attorney, Clark Mellick, County Sherrif. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Knight made a motion to approve the agenda as presented. Gragg seconded. MCU.

Gragg made a motion to approve the April 16, 2018 minutes. Duffy seconded. MCU.

No public comments for items not on the agenda were received.

Public Hearings: Continuation of NEIT Properties—Request for zoning ordinance text amendment from the April 16, 2018 meeting. Chair person Pladsen re-opened the public hearing for a proposed change in the zoning ordinance text that would allow towers greater than 35 feet in height if they are carrying/providing "First Net" communications service. The Zoning administrator presented an updated staff report. Blake presented a letter from the State of Iowa regarding the Federal, State and Local involvement in the project. After review, Blake advised that he was of the opinion that the tower would be used, in whole or in part, for the First Net Radio Access Network, classifying this project as a "governmental public project" and, as such, felt that the restrictions in the Bluffland Overlay District did not apply to this project and a modification to the ordinance would be unnecessary.

Board members discussed this situation with the County Attorney who advised that there should be an amendment to the ordinance to reflect that the exemptions stated in 302.5.1 of the ordinance applied to all of the bluffland overlay restrictions.

Chair person Pladsen opened the floor to comments from the public; Angela Blair-Is there a local need for this? We came here for the local beauty, not cell towers. Are we opening the County up to a lawsuit?

Sherrif Mellick responded that this was more than just cellular service. He was not supporting either side of the argument. The project was about being able to utilize new equipment as technology improves. There are rugged areas in the county and there will be gaps in coverage. Currently the county rents space on six towers and own one additional tower. They use cell phones when service is available. Cell towers can be overloaded and, currently, the Sherriff's office is not given priority. The purpose of First Net is to improve service and give priority to emergency service providers.

The Board, Administrator and Attorney discussed legal implications. The 98.5% coverage requirement was discussed. NEIT advised that 77.2% of the County was covered by the Bluffland restrictions. With floodplain, 83.5% was not usable for cell towers. Site options were discussed. NEIT advised that their goal was to minimize the number of towers necessary to provide coverage.

Paula Hill advised that her husband is against the proposed amendment. The need for the tower was questionable, damage to the bluffland was a concern, these bluffs are history and the amendment strips us of local control, allowing this company to build First Net towers at any location at any time. Lyle Guesing, New Albin, spoke in support of allowing the towers where they are needed.

Phil Hammel (neighbor) spoke about the type of service provided under First Net (data vs. voice), advising that they could build multiple shorter towers to provide the necessary service. A combination of tall and short (<35') could be used in the zones where they are permitted under the current ordinance. NEIT countered that the service was data and voice and would not be feasible as Hammell provided.

Pladsen, Chair person, asked if State Troopers would be using this service when it is available. Sherriff advised that space on towers would be needed to provide P25, the frequency used by the State.

Dr. Pratte spoke about not changing the entire ordinance to support a single tower. A change to the ordinance sets a precedence to allow it anywhere in the County. Couldn't they provide the service with multiple 35' towers? NEIT advised that the engineers looked at all options and shorter towers were not feasible. Karen Pratte asked, Since Tom has declared it a "public project" does the ordinance need to be changed? Blake advised that he did not believe it absolutely necessary but advised that the Attorney recommended a 'clarification' in the ordinance regarding the "public project" exemption.

There being no further, or new, comments or testimony, Chair person Pladsen closed the public hearing.

The Commission members discussed the proposal in front of them. The consensus was that it was a public project and discussed whether a change to the ordinance was necessary. The county Attorney recommended a slight change to the ordinance to clarify that the governmental public project exemption also applied within the ¼ mile setback area. Gragg made a motion to recommend an amendment to section 302.6, subsection 9, as follows; "Towers greater than 35 feet shall not be placed within one quarter mile of the Bluffland Protection District **except for those uses and related structures listed in section 302.5, subsection 1.**" (emphasis added). Duffy seconded. Pladsen, Duffy, Gragg voted Aye, Knight, Leppert voted Nay. Motion carried.

Old Business: None.

#### New Business

- a) The commission reviewed the Allgood request to remove the Ag Exemption. After discussion and review, Gragg made a motion to deny due to inadequate access to site. Leppert seconded. MCU.
- b) The commission reviewed the Goettel Subdivision Plat. After discussion and review, Knight made a motion to recommend approval upon condition that lots 1 & 2 be held in common ownership. Duffy seconded. Pladsen, Knight, Duffy, Leppert voted Aye, Gragg voted Nay. Motion carried.
- c) The commission reviewed the Hammel Subdivision Plat. After discussion and review, Knight made a motion to recommend approval. Gragg seconded. MCU.
- d) The commission reviewed the Rask Estate Subdivision Plat. After discussion and review, Knight made a motion to recommend approval. Gragg seconded. MCU.
- e) The commission reviewed the Meyer Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval. Knight seconded. MCU.
- f) The commission reviewed the Hefte Subdivision Plat. After discussion and review, Knight made a motion to recommend approval. Leppert seconded. MCU.

No Reports. Duffy made a motion to adjourn. Gragg seconded. MCU.

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Thomas Blake, Zoning Administrator



**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**June 18, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Knight made a motion to approve the agenda as presented. Gragg seconded. MCU.

Gragg made a motion to approve the May 22, 2018 minutes. Knight seconded. MCU.

No public comments for items not on the agenda were received.

Public Hearings: None.

Old Business: None.

**New Business**

- f) The commission reviewed the Gerald Bakewell Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval. Knight seconded. MCU.
- g) The commission reviewed the Robert Heffern Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval. Duffy seconded. MCU.

**No Reports:**

- a) Blake reported on the Flood Plain mapping meeting and reviews to be undertaken by FEMA and DNR.
- b) Blake informed the Commission regarding Comprehensive Planning progress.
- c) The Commission watched sessions of the National Flood Insurance Program video series.

Knight made a motion to adjourn. Duffy seconded. MCU.

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Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**July 16, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Blake advised that he was not prepared to discuss Item 7 (d), Proposed Ordinance Amendments discussion. Knight made a motion to approve the agenda, striking Item VII, Proposed Ordinance Amendments discussion. Duffy seconded. MCU.

Gragg made a motion to approve the June 18, 2018 minutes. Knight seconded. MCU.

No public comments for items not on the agenda were received.

Public Hearings: None.

Old Business: None.

New Business

- h) The commission reviewed the Amos and Mary Lambright Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval. Knight seconded. MCU.
- i) The commission reviewed the Eugene Leonard Cahoon Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval. Knight seconded. MCU.
- j) The commission reviewed the Cote' Family Farm Subdivision Plat. After discussion and review, Knight made a motion to recommend approval. Gragg seconded. MCU

No Reports:

- d) Blake informed the Commission regarding Comprehensive Planning progress.
- e) Blake reported on the Flood Plain mapping meeting and reviews to be undertaken by FEMA and DNR.

Knight made a motion to adjourn. Duffy seconded. MCU.

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Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**August 20, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda. Knight seconded. MCU.

Knight made a motion to approve the July 16, 2018 minutes. Duffy seconded. MCU.

No public comments for items not on the agenda were received.

Public Hearings: None.

Old Business: None.

**New Business**

- k) The commission reviewed the Brian Feuerhelm Subdivision Plat. After discussion and review, consensus to not approve until plat is corrected to show two three acre minimum lots net of right of ways and easements.
- l) The commission reviewed the Oswald and Carol Lee Goettler Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval. Knight seconded. MCU.
- m) The commission reviewed the John Dresser Subdivision Plat. After discussion and review, Knight made a motion to have Blake contact Dresser to determine planned use of property due to I1 zoning. Commission will review after planned use is known.
- n) The commission reviewed the Garin Mississippi View Trust plat. Blake advised that Plat Review had not yet met to review the proposed plat. The Commission decided to take no action regarding the proposed plat and will review at the next meeting, after Plat Review Committee has had an opportunity to review.

**Reports:**

- f) Blake informed the Commission regarding Comprehensive Planning progress.
- g) Blake reported on a possible nuisance ordinance to help deal with properties that have accumulated debris and have been reported to the County Supervisors.
- h) Blake reported regarding the action taken by the Board of Adjustment in regards to NEIT Properties request for a conditional use permit for a communications tower deemed to be a governmental public project.

Leppert made a motion to adjourn. Duffy seconded. MCU.

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Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**September 17, 2018**

**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
Chair person	James Pladsen	Present	2018
	Duane Leppert	Present	2019
	Marlene Duffy	Absent	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022

Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda as presented. Leppert seconded. MCU.

Knight made a motion to approve the August 20, 2018 minutes. Gragg seconded. MCU.

No public comments for items not on the agenda were received.

Public Hearings: None

Old Business: None

**New Business**

- o) The commission reviewed the Brian Feuerhelm Subdivision Plat. After discussion and review, Gragg made a motion to deny approval for the plat because the eastern lot was less than the minimum lot area of three acres, net of public rights of way and easements. Leppert seconded. MCU.
- p) The commission reviewed the Triple M Ridge Farms, LLC Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval. Gragg seconded. MCU.
- q) The commission reviewed the Raleigh Buckmaster Revocable Trust and Joellyn Buckmaster Revocable Trust Subdivision Plat. After discussion and review, Knight made a motion to recommend approval. Gragg seconded. MCU.
- r) The commission reviewed the John Dresser Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval. Knight seconded. Ayes: Leppert, Knight, Pladsen. Nays: 0. Gragg abstain due to no known planned use of property as platted. Motion carried.
- s) The commission reviewed the Garin Mississippi View Trust plat. After discussion and review, Gragg made a motion to recommend approval of the plat, subject to the condition that the two lots created be held in common ownership in a single parcel that meets the zoning requirements. Knight seconded. MCU.
- t) The commission reviewed the Sandra Bacon Subdivision Plat. After discussion and review, Knight made a motion to recommend approval. Leppert seconded. MCU.

**Reports:**

- i) Blake informed the Commission regarding Comprehensive Planning progress. The Commission discussed the timing and location of the community input meetings, County housing issues, the current Comprehensive Plan, priorities between development and preservation, cell tower placement issues, and Farm family housing options.

Gragg made a motion to adjourn. Leppert seconded. MCU  
Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**

**October 15, 2018**

**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022
Chair person	James Pladsen	Present	2023

Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda as presented. Knight seconded. MCU.

Knight made a motion to approve the September 17, 2018 minutes. Gragg seconded. MCU.

Public Comments: Greg Kerndt approached the Commission regarding his renter wanting to buy the existing farmstead and needing to divide the farmstead from the rest of the land. The three acre requirement would necessitate including a terrace and related drains with the farmstead. Losing that terrace could overload the terraces below it and cause erosion on the land. He asked if it could be reduced to less than two acres. The discussion of the issue led to three alternatives for Mr. Kerndt to pursue. 1) a conservation or similar easement that would allow him to retain control of the terrace and related devices, 2) requesting a variance from the minimum three acre area requirement (if deemed a unnecessary hardship) and 3) a zoning change to R-2, which allows for a one acre or larger parcel. Mr Kerndt thanked the Commission for their input.

Public Hearings: None

Old Business: None

New Business

- u) The commission reviewed the Brian Feuerhelm Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval of the plat. Duffy seconded. MCU.
- v) The commission reviewed the Roger, Randy, Arden and Kenneth and Sharon Dickson Revocable Living Trust Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval. Duffy seconded. MCU.
- w) The commission reviewed the James Kerndt Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval. Leppert seconded. MCU.

Reports:

- j) Blake informed the Commission regarding Comprehensive Planning progress. The Commission discussed issues discussed at the public input sessions and the next session to be held in Waukon. The on-line survey was discussed and it was felt that more input from younger citizens was needed (versus the attendees of the public input sessions in Postville and Lansing). Options discussed were possibly sending the survey to the High schools, libraries and the North East Iowa Community College.
- k) Commission members watched video #5 in the series regarding Flood Plain Development from the University of Iowa Extension Office.

Gragg made a motion to adjourn. Duffy seconded. MCU.

Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**November 19, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 6:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
	Duane Leppert	Present	2019
	Marlene Duffy	Present	2020
Vice-Chair	Jack Knight	Present	2021
	Colleen Gragg	Present	2022
Chair person	James Pladsen	Present	2023

Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda as presented. Knight seconded. MCU.

Gragg made a motion to approve the October 15, 2018 minutes. Knight seconded. MCU.

Public Comments: None

Public Hearings: None

Old Business: None

New Business

- x) The commission reviewed the Brian and Jean Ann Dillman Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval of the plat. Duffy seconded. MCU.

Reports:

- l) Blake updated the Commission regarding Comprehensive Planning progress. The Commission discussed issues discussed at the public input session held in Waukon. Items discussed included Housing issues, Cemeteries (Amish/other), Communication issues in the County, infrastructure issues and employment.
- m) Commission members watched video #6 in the series regarding Flood Plain Development from the University of Iowa Extension Office.

Duffy made a motion to adjourn. Gragg seconded. MCU.

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Thomas Blake, Zoning Administrator

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**December 17, 2018**  
**Board of Supervisors Room, Courthouse, Waukon, Iowa**

Meeting was called to order at 5:00 P. M. by Chairperson Pladsen.

Roll call of Commission Members:			Term Expires
	Duane Leppert	Present	2019
	Marlene Duffy	Absent	2020
Vice-Chair	Jack Knight	Absent	2021
	Colleen Gragg	Present	2022
Chair person	James Pladsen	Present	2023

Staff present: Tom Blake, Zoning Administrator. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Gragg made a motion to approve the agenda as presented. Leppert seconded. MCU.

Gragg made a motion to approve the November 19, 2018 minutes. Leppert seconded. MCU.

Public Comments: None

Public Hearings: None

Old Business: None

**New Business**

- y) The Commission discussed and established Tuesday, January 22, 2019 at 5:00 PM the date and time for the next regular meeting (Monday, January 21, 2019 is Martin Luther King day.)
- z) The commission reviewed the Collin Cota Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval of the plat. Leppert seconded. MCU.
- aa) The commission reviewed the Ken-Dine Enterprises Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval of the plat. Leppert seconded. MCU.
- bb) The commission reviewed the William Bresnahan Subdivision Plat. After discussion and review, Gragg made a motion to recommend approval of the plat. Leppert seconded. MCU.
- cc) The commission reviewed the Timothy Steffenson Subdivision Plat. After discussion and review, Leppert made a motion to recommend approval of the plat. Gragg seconded. MCU

**Reports:**

- n) Blake updated the Commission regarding Comprehensive Planning progress. The Commission discussed/reviewed issues items that they had reviewed at previous meetings; Greene Quarry, Cemeteries and access to properties.

Leppert made a motion to adjourn. Gragg seconded. MCU.

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Thomas Blake, Zoning Administrator