

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

Monday September 18, 2023

1:00 P.M.

The Dickinson County Planning and Zoning Commission met Monday September 18, 2023, at 1:00 P.M. in the community room of the Dickinson County Courthouse.

Members present were Tony Weber, James Blum, Carol Pierce, Erica Schultes, David Besch. Absent were Teresa Garvey and Chad Baker.

Also, present were Megan Kardell, Dickinson County Zoning Administrator, and Steve Goodlow, Dickinson County Attorney and Lee McKim Zoning Assistant.

Tony Weber-Chairman called the meeting to order at 1:00 p.m. The opening statement was read.

First Item on the Agenda was approval of August 21, 2023 meeting minutes. Minutes tabled till the next meeting for corrections.

Second on the Agenda was New Business.

Weber asked for an update from the Wind Committee from their meeting on September 13, 2023. Blum stated that they met twice in two weeks. Talked about setbacks, possibly too restrictive, but a lot of concerns are addressed in ordinance. Schmelling from GIS brought in maps, at the Wind committee meeting with setbacks of residences and 1200-foot setbacks. A map drawn by Blum was handed out, in reference to the discussion in the Wind Committee meeting. As the tower grows so do the setbacks, for restrictions that the county is looking at. The committee looked at figures for the noise reduction, 50 decibels, and a limit of the Shadow Flicker for 30 minutes.

Discussion on Wind Committee Modeling, shadow, flicker, decibels, decommissioning and updating the notification list, to include the Zoning Office.

Alex Miles of Spirit Lake, spoke from the podium, asking to present items to the Wind Committee regarding blade throw and shadow. Kardell said he can submit it to her office.

Chris Murphy of Spirit Lake, spoke from the podium – was out at the 1st windmill site Flying clouds windmill, site. Murphy stated there are turbines making a racket above the 50-decibel level and the company is a year out for parts. There are four wind turbines on 170th that are making noise as well as the windmills going to the graveyard. The wind company said they have low staff in servicing windmills. Murphy said Ed Pakenbush is the landowner that is upset.

Don Buelteel of Terril, spoke at the podium, he has been on his land since 1975, and wanted to know why he hasn't been contacted to ask his permission to build windmills around his land. Buelteel was upset with the lack of communication to landowners. Buelteel asked about contacting the county boards. Kardell explained the legal definition of why not to contact any of the boards and County Attorney Goodlow reiterated the legal definitions.

Schultes added that there is an Ordinance there shall be given notification by ordinary mail to all property owners located within one mile of the property for when a Conditional Use is requested.

Barb Clayton, of Spirit Lake came to the podium asking for a pre-application permitting process. Pre-permitting process for both wind turbines and pipelines. Clayton asked the board to talk to people in the county and to have a permit for the two years, and then when it expires, then they would apply for the actual permit.

Discussion on Comprehensive Land Use Plan. Kardell asked the board about visiting with BOS and our assistance of Northwest Iowa Planning and Development, as she feels we are not having enough direction. Kardell knows of five to six consulting firms with positive outcomes to get some outside help. Kardell asked the board about having someone come in to do a onetime consultation for guidance. It would be beneficial to get done sooner than later.

Weber asked the board to have their ideas of the Comprehensive Land Use Plan, ready for the next meeting.

Schultes asked for a motion to seek out other firms for help. Pierce asked for proposals as well and then seconded it. All in favor.

Third item on the agenda was Old, unknown business.

Kardell stated that Red Rock wind filed a Conditional Use Application and is working on getting it out to Board of Adjustment and hopefully getting an electronic version of the application, the hard copy is in her office if anyone would like to see it. Kardell is working on getting the electronic version of the application.

Blum, asked for clarification on camping and subdivision ordinance. Kardell said maybe look at wintertime when we have more time to put on it.

Discussion on the comprehensive land use plan, and when to try to update it.

Fourth item on the agenda was Adjournment. Blum motioned to adjourn. Schultes seconded the motion. All were in favor.

(For more information see P&Z 09 18 23 recording)