

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

May 20, 2024

1:00 P.M.

The Dickinson County Planning and Zoning Commission met Monday May 20, 2024, at 1:00 P.M. in the Mason Monarch Lodge.

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

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

Tony Weber, Chairman called the meeting to order at 1:00 p.m.

First Item on the Agenda Approval of minutes Pierce approved minutes from April 15, 2024, and Besch seconded.

Second on the Agenda

1. Re-Zoning on the two parcels 1015400003, 1015400004 Dickinson County, Iowa. The address of the property owner is 2391 200th Ave, Milford, IA 51351. The owner of this property is Kevin & Karen Hankins. The application has been submitted for a rezoning from the A-2 Environmentally Sensitive to the A-1 Agricultural District.

Kardell read the staff report on Hankin's property, stating that parcel 1015400004 is the homestead built in 1977. The A-2 Environmentally Sensitive area was zoned as it was approximately to the river. Kardell made a call to the DNR in Spencer it was not returned. Kardell stated the Hankins would like to build an additional home but due to the A-2 Environmentally Sensitive they are unable too.

Blum asked why they couldn't build. Kardell explained it's zoned A-2 Environmentally Sensitive and that zoning doesn't allow for residential.

Kevin Hankins spoke about going to the DNR, and his frustration at trying to find records on the A-2 environmentally Sensitive area, why it was zoned that way. Hankins explained he would want to build a dwelling on the north property for his daughters, and he would like to have the zoning changed to do so.

Discussion

No communications.

Blum Motioned to recommend to Board of Supervisors that both parcels 1015400003, 1015400004 for rezoning A-2 to A-1, Besch seconded.

The vote was 4-0 approve. Blum, Besch, Pierce, Weber.

Next on the agenda:

1. Re-Zoning on the parcel 0729200017 Dickinson County, Iowa. The address of the property owner is 23440 195th St., Arnolds Park, IA 51246. The owner of this property is MJK LLC. The application has been submitted for a rezoning from the A-2 Environmentally Sensitive to the A-1 Agricultural District

Kardell read the staff report stating it goes with last month's meeting of Schoelerman rezoning, to have the A-2 Environmentally Sensitive zoned to A-1 Agricultural.

Jim Lupkes is one of the owners of Oars Campground. Lupkes stated to change the A- 2 Environmentally Sensitive to A-1 Agricultural only as there are no plans for construction for the A-1 Agricultural, but just while it's fresh in everyone's mind for changes.

No communications.

Larry and Jean Brady, neighbors to Oars Campground wanted to know where it starts and ends of the rezoning. Kardell showed Brady the area.

Discussion.

Motion was made to recommended to Board of Supervisors by Pierce and Blum seconded.

The vote was 4-0 approve. Weber, Pierce, Blum, Besch.

Third on the Agenda was Old, unknown, or other business to be discussed. Kardell asked the commission about circling back to mandating the "as built for new structures", starting in the R-4 district with a percentage on it. Kardell stated also to check the drainage plans that weren't implemented right by builders or owners, as we've had more of those.

Discussion.

Weber let the commission know he won't be seeking reappointment once his term runs out at the end of the year. This is his twentieth year, and he will be stepping back after 2024.

Fourth item on the agenda was Adjournment. Pierce motioned to adjourn and was seconded by Besch. All were in favor.

(For more information see P&Z 05 20 24 recording)