

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

January 20, 2025

1:00 P.M.

The Dickinson County Planning and Zoning Commission met on Monday January 20, 2025, at 1:00 P.M. in the Dickinson County Courthouse.

The members present were Erica Schultes, Nancy Menke, David Besch, Spencer Heywood, and Derek Lee. Absent members were James Blum and Carol Pierce. Also, present were Megan Kardell, Dickinson County Zoning Administrator, Lee McKim Zoning Assistant and Steve Goodlow, Dickinson County Attorney.

Erica Schultes acting as Vice Chairperson called the meeting to order at 1:00 p.m.

First Item on the agenda Election of Officers

Election of Officers was tabled to the February meeting by Menke seconded by Besch. All in favor. Schultes, Lee, Menke, Heywood and Besch.

Second item on the agenda

Schultes asked for a motion to approve the minutes from November 18, 2024. Besch motioned to approve the minutes and Menke seconded. All in favor. Besch, Schultes, Menke, Lee, Heywood.

Third item on the agenda

Letter J for the Foundational as Built for the New Homes to be added to the R-4 Lakeshore Residential District ordinance. Kardell explained that there is already a letter I on the R-4 Lakeshore Residential District ordinance. The letter J needs to be added with the foundation information to be recommended to the Board of Supervisors. Kardell explained for the process, that a land surveyor or engineer would submit the plans to our office, then as the foundation is completed, the land surveyor or engineer would need to go back out to the residence and retake the measurements to confirm the accuracy. Letter J makes the contractors accountable to follow what has been permitted. Discussion with the commission, about builders and contractors.

Menke motioned to approve Letter J for the Foundational as Built for the New Homes to be added to the R-4 Lakeshore Residential District and have go before the Board of Supervisors. Heywood seconded. All in Favor. Schultes, Lee, Menke, Heywood and Besch.

Fourth item on the agenda was Old, unknown, or other business to be discussed. Introduction of new commission members.

Kardell let the commission know that her budget hearing will be this week with the Board of Supervisors.

Kardell explained that the Comprehensive Land Use Plan is outdated from 2006 and has asked for 3 comparisons from the companies, MSA Professional Services, RDG Planning & Design, and Schnieder & Associates. The estimated cost is \$106,000 to update the Comprehensive Land Use Plan. Kardell doesn't feel that a complete overhaul of the Comprehensive Land Use Plan needs to be done but that some updates would be good. Kardell stated it would be determined by the Board of Supervisors.

Kardell explained we don't have a Utility Scale Solar ordinance, and the Zoning office has received calls on solar. Kardell read the solar ordinance statements and stated for now it would be permitted through our office. Kardell let the commission know, she has looked at surrounding counties such as Plymouth, Johnson and Linn as they have a solar ordinance in place. Besch asked if we have called Pocahontas County, as they have solar farm going in. Kardell stated we **had not, but we will reach out to them.**

Fifth item on the agenda was Adjournment. Besch motioned to adjourn and was seconded by Heywood. All were in favor, Besch, Schultes, Menke, Lee, Heywood

(For more information see P 01 20 25 recording)