

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

September 15, 2025

1:00 P.M.

The Dickinson County Planning and Zoning Commission met on Monday September 15, 2025, at 1:00 P.M. in the Dickinson County Courthouse.

Present in attendance were Megan Kardell, Dickinson County Zoning Administrator, Lee McKim Zoning Assistant. Steve Goodlow, Dickinson County Attorney, was absent.

James Blum, Chairperson, called the meeting to order at 1:00 p.m.

First Item on the Agenda Roll Call Carol Pierce, Derek Lee, Nancy Menke, Spencer Heywood, David Besch, James Blum are present. Erica Schultes is absent.

Second on the Agenda is Approval of minutes

Pierce motioned to approve the minutes from July 21, 2025. Heywood seconded. All approved Blum, Besch, Heywood, Lee, Menke, Pierce.

Third on the Agenda was New Business

1.Re-Zoning on the parcel identified as 0602126013, Section 2, Twp 99, R 37, Lakeville Twp, 1275.45' of E 1.2 NW W of RD EXC TRTS & EXC PAR C , 1515 Highway 86, Spirit Lake, Dickinson County, Iowa.

Kardell gave her staff report.

Barry and Julie Van Iperen came to the podium, with a packet of their application for the commission members. Barry explained they have outgrown their space in town and would like to move to 10.5 acres off highway 86, to be able to grow into the area. Julie stated she has reached out to 3 of the neighboring landowners that were satisfied with the proposal.

Blum asked for correspondence. Kardell read letters from Larry Berg and David Berg as well as Carla Alger.

Public comments:

Larry Dixon came to the podium as a neighboring property owner. Dixon is in favor of Van Iperen's having their boat business, he asked Van Iperen's for easement clarification. Van Iperen stated they don't plan on using it.

Pierce asked Van Iperen's about a display for the boats. Van Iperen stated they are a broker with an appointment business only with a display area. Pierce asked is they will be outside. Van Iperen stated that they will be both inside/outside, with the 2 buildings. Pierce asked for clarification on the buy & sell business aspect. Van Iperen said it will continue as now, buying, selling and boat repairs with 2 extra employees. Pierce questioned the septic system and if any housing for people. Van Iperen stated the property is on a septic and there is no housing.

Blum asked about traffic congestion and if the Van Iperen's were planning on using the easement North of Highway 9. Van Iperen stated it has a wide entrance for traffic and that they were not planning on using the easement.

Pierce asked if they were storing any hoists. Van Iperen stated no.

Menke asked if they planned to build more buildings as well as having the other buildings. Julie responded that they would use both the buildings, but there are no plans to build other buildings for now.

Discussion from the commission on the traffic.

Blum read from Marine Services definition from Zoning Ordinance 102 for the Van Iperen's.

Pierce motioned to vote to rezone the A-1 Agricultural District to HC Highway Commercial District to be limited to marine services only. Menke seconded. All in favor.

All votes are approved 6-0 to rezone from A-1 Agricultural District to HC-Highway Commercial District to be limited to marine services. Pierce, Lee, Menke, Heywood, Besch and Blum.

Fourth on the Agenda was Old, unknown, or other business to be discussed.

Kardell has reached out to Steve Halgren for the review of the Comprehensive Land Use Plan and Kardell will call Halgren to see where the status is at.

Blum asked about the solar ordinance. Kardell stated the County Attorney's office hired a 3rd attorney and hopefully that will help to get the solar ordinance started.

Blum brought up the congestion on 255th in Francis Sites, asking to amend the zoning application to state when a road is needed to be closed. Kardell stated the Engineers office could amend the driveway permit. Discussion with the commission members.

Jeff Rose, County Engineer, came to the podium to address the concern. Blum asked if an applicant needs to close the road for a project. Rose stated he talked to the Van't Huls, and to get the proper dust control in place. Blum stated they block the road for a week. Heywood stated he worries if an emergency vehicle needed to get down there, they wouldn't be able too. Kardell stated the County Engineer and herself would send a joint letter.

Discussion with the commission and the County Engineer.

Blum asked about dust control in the Reynolds project area. Kardell stated she will issue a dust control permit.

Pierce asked while they were waiting to restart some small groups. Kardell asked to wait, and she will call Halgren and ask for a feasible timeline.

Fifth on the Agenda was Adjournment

Besch motioned to adjourn. Heywood seconded.

(For more information see P&Z 09 15 25 recording)