

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

October 20, 2025

1:00 P.M.

The Dickinson County Planning and Zoning Commission met on Monday October 20, 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.

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

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

Second on the Agenda is Approval of minutes

Schultes motioned to approve the minutes from September 15, 2025, with corrections that the easement is to the North of Highway 9. Lee seconded. All approved Blum, Heywood, Menke, Lee, and Schultes.

Third on the Agenda was New Business

Kardell gave her staff report. Kardell also stated that items 1 and 2 relate but need to be acted on separately.

1. Recommendation to the Board of Supervisors for the Comprehensive Land Use Plan from R-2 1 & 2 Family Residential District to GC - General Commercial District.
2. Re-Zoning from R-2 1 & 2 Family Residential to General Commercial on the parcel identified as 0234178008 (Montgomery Township:100 Diamond Lake Township Lot 13 BLK 5), 0234178007 (Montgomery Township:100 Diamond Lake Township Lot 14 BLK 5), 0234129004 (Montgomery Township:100 Diamond Lake Township Lot 4 BLK 6 Montgomery), 0234178012 (Montgomery Township: 100 Diamond Lake Township 50' lot 4 BLK 5 Montgomery) 1438 193rd Avenue, Spirit Lake, Dickinson County, Iowa.

Dan Reimers went to the podium to request the General Commercial for overflow parking and snow removal. Reimers also stated he was under the assumption that it was already general commercial, but it was not. Reimers wanted to make sure everything was correct in the zoning.

Correspondence – None

Public Comments

Michael Jensen came to podium to state he owns the home in Montgomery, and he has a rental tenant, which is behind the Repair shop. Jensen stated his concern that it could open doors to something being detriment to the community if it is changed to commercial.

Kardell stated on the map the areas that were GC General Commercial. Kardell showed where an unhabitable home was demolished. Blum asked if the old house was on lots 13 and 14. Kardell agreed.

Schultes asked where the home is that Michael Jensen owns. Kardell showed it on the map and brought it up on Beacon as well. Schultes stated there is a general commercial property to the west. Kardell agreed.

Discussion with the commission on the parcels in request for rezoning with Reimers and Jensen. Discussion on the use of snow removal, car usage, spot zoning, divider of the trees and the Jensen rental home.

Schultes asked Blum if hypothetically the commission put in a stipulation for the rezoned areas with only restrictions on off-street parking, does the stipulation go with the parcel until someone in the future buys it and needs to rezone it. Blum and Kardell agreed. Schultes stated her reason is, she has some hesitancy on the north lot and rezoning it.

Menke motioned to rezone the R-2, 1 & 2 Family Residential District to GC- General Commercial District to be used for overflow parking and snow removal only for the Recommendation to the Board of Supervisors for the Comprehensive Land Use Plan from Residential to GC- General Commercial to have the stipulation go with the parcel until someone in the future buys it and needs to rezone it. Heywood seconded. Votes verbally approved 5-0. All in favor. Blum, Heywood, Menke, Lee and Schultes.

Menke motioned to rezone from R-2, 1 & 2 Family Residential District to GC General Commercial District to be used for overflow parking, snow removal only and to have the stipulation go with the parcel until someone in the future buys it and needs to rezone it. Heywood seconded. All votes are approved 5-0. All in favor, Blum, Heywood, Menke, Lee and Schultes.

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

Kardell discussed the upcoming Comprehensive Land Use as Mr. Halgren at this time cannot go over the Comprehensive Land Use Plan. Supervisor Clark reached out to Ludwig and Associates to have them update the Comprehensive Land Use Plan with all parties including Zoning office, Board of Supervisors and Iowa Great Lakes Sanitary will be paying \$8,000 each. Kardell stated then the next step would be choosing one of the firms, MSA Professionals, Schneider and Associates or RDG, and then they would be updating the plan.

Kardell asked the commission to look at their calendars with the upcoming holidays in case any member might be absent.

Fifth on the Agenda was Adjournment

Schultes motioned to adjourn. Heywood seconded. All in favor, Blum , Heywood, Menke, Lee and Schultes.

(For more information see P&Z 10 20 25 recording)