

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

April 20, 2026

1:00 P.M.

The Dickinson County Planning and Zoning Commission met on Monday April 20, 2026, at 1:00 P.M. in the Dickinson County Courthouse.

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

First item on the agenda is Roll Call

The members present were James Blum, Carol Pierce, Erica Schultes, Derek Lee, Spencer Heuwuod and Nancy Menke via phone. David Besch was absent. Also, present were Megan Kardell, Dickinson County Zoning Administrator and Lee McKim Zoning Assistant. Jon Martin Dickinson County Assistant Attorney was present.

Second item on the agenda – Approval of the minutes

Schultes motioned to approve the minutes from February 17, 2026. Pierce seconded. All in favor. Schultes, Pierce, Lee, Menke, Heywood and Blum.

Third item on the agenda- New Business

1. Pre Application Conference of Venteicher Construction

Blum read from the ordinance of the pre application requirements.

Kardell stated that when Jim and Joel Venteicher came into the office last week, they also met with the County Engineer Jeff Rose, and he is aware of the project as well.

Jim Venteicher and his son Joel Venteicher came to the podium to state they have been doing construction for 45 years and are under contract to purchase the land. Venteicher asked for the preliminary application to rezone the north 80 acres from A-1 Agricultural District to R-1 Suburban Residential District for housing development. Venteicher stated he is approaching it in phases, as the lot's will be in use with a private septic system. Venteicher has also been in contact with Iowa Lakes Regional Water as well for rural water. Venteicher stated he would like to start construction this fall and then again in 2027.

Kardell stated that Venteicher would bring the rezoning application to the next meeting due to the time because of due diligence period.

Blum asked if the rezoning would be the north section of the 80 acres, to be the 38 lots. Venteicher stated yes. Pierce asked about clarifying the driveways and lots as she went out there on a site visit. Venteicher stated they would be coming off M56 with one driveway in the first phase and the other driveway in the second phase, but the second phase will wait for rezoning.

Blum asked about insurance when the second phase would begin. Venteicher said that it would depend on the first phase and how it goes.

Pierce asked about any HOA fees. Venteicher said this will be a simple road to maintain and he has talked to the county engineer to take it over.

Schultes asked about a convenance. Venteicher said yes, there will be a convenance as it hasn't been drawn up yet, as it will be stick build homes, no move in structures. Schultes asked if an accessory building would be allowed, Venteicher said yes, it would be an all-in-one place for a family to have country living.

Pierce asked about the lakeshore being accessible for boats. Venteicher stated yes, the lakeshore would be able to have boats and that there is also a boat ramp out there.

Menke asked if they were specking the houses. Venteicher stated they would be selling the lots as well as being a builder, but if the buyer wanted to choose a different builder they could.

Pierce made the recommendation to vote to have Venteicher Construction move forward from the preliminary application. Heywood seconded.

The votes are 6-0 approved. All in favor, Schultes Pierce, Lee, Menke, Heywood and Blum.

2. Annual Joint Meeting with Dickinson County Board of Supervisors.

Blum then asked who would like to start the meeting. Bill Leupold stated Mr. Clark would. Steve Clark then went on to discuss the data centers, bit coin, power usage and infrastructure needs. Clark asked about a moratorium on them to have something in place and it was tabled till this meeting today.

Schultes asked about not having any ordinances for these items on the table now and if someone came to the county office for a permit, what would happen. Kardell states it's two-fold, we have the major utilities on the books. Kardell mentioned Cherokee County and how they are working to get something for the books as well. Kardell stated we have been pulling information from surrounding counties and seeing what is out there. Kardell handed out pamphlets for information based off Johnson County that was previously started with Steven Goodlow, the previous County Attorney, last year when he was here. Kardell noted that we do have a solar ordinance.

Discussion on not having an ordinance and what can happen, what does the county need to do. Kardell discussed the comp plan versus the ordinance and what their place in a new ordinance would be like.

Wermersen brought up the 15-month moratorium that was mentioned in the previous Board of Supervisors meeting. Wermersen stated he understands where Clark is coming from, but with the wind ordinance and the amount of time that was spent on that, that at least a 6-month moratorium would show we are working on it, and then there is something versus nothing.

Schultes asked about how we are shifting from a no moratorium to discussing a moratorium. Clark stated he had gone to a meeting in Cherokee County, and they had concerns about what was happening in many counties without one in place.

Kardell read from the ordinance on general utility facilities, and that it is a conditional use in the Agricultural District for public or private having potentially significant impact on surrounding uses. Kardell stated she could potentially take that and use it for conditional uses.

Kardell announced for the Comp Plan update, there are 3 companies to have interviews – Confluence, Bolten & Menk and RDG. Kardell stated after next week they will choose a company to move forward with.

Pierce asked about the Iowa Extension office program and if the training is available to us. Kardell stated yes and that Luke Seaburg from Iowa State has a program to present, and that she will reach out to see if we can have him present to the commission.

Heywood noted he would like to see some information from counties that have previously been through it and see if we can get their input, data, and any presentations. Kardell mentioned she has a convention next month and will reach out to other counties for information.

Wermersen asked for input on a moratorium and what the Planning & Zoning commission thought. A majority of the commission members would like to have the Iowa State presenter come in and have the training information done.

Kardell mentioned that landscaping contractors are asking to review the landscaping ordinance as it stands now the measurement for steps is 48 inches, but people are asking for 6 feet wide for steps to help with carrying coolers, kayaks or other items. Discussion to protect the land shore bank, and the DNR is getting stricter on the lakeshore. The Commission decided to not go wider than the 48 inches in the ordinance for steps.

Fourth item on the agenda – Adjournment

Schultes motioned to adjourn and was seconded by Pierce .All were in favor; Schultes, Pierce, Lee, Menke, Heywood and Blum.

(For more information see P 04 20 26 recording)