

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

May 18, 2026

1:00 P.M.

The Dickinson County Planning and Zoning Commission met on Monday May 18, 2026, at 1:01PM in the Dickinson County Courthouse.

James Blum called the meeting to order at 1:01 p.m.

First item on the agenda is Roll Call

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

Second item on the agenda – Approval of the minutes

Schultes motioned to approve the minutes from April 20, 2026. Menke seconded. All in favor. Schultes, Lee, Menke, Heywood, Besch and Blum.

Third item on the agenda- New Business

1. Re-Zoning on the parcel identified as 0723300009 Section 23 Twp 99 range 36 Center Grove Twp Lot 5 EXC TRTS, 0723300005 Section 23 Twp 99 Range 36 Center Grove Twp Lot 6 and 0723400001 Section 23 Twp 99 Range 36 Center Grove Twp W 447' of S 1320 of Lot 7, Spirit Lake, Dickinson County, Iowa.

Kardell stated the property is owned by Benjamin Macmillan, Jim and Becky Venteicher are purchasing it. Kardell reminded the commission the Venteicher's were here last month for the preapplication process. Kardell also stated Venteicher's went to the Board of Health meeting and were approved, with conditions of a percolation test being done on each property.

Jim Venteicher came to the podium with his son Joel. Venteicher said they went to the board of health and everything looked to be good going forward. Kardell asked Venteicher to read his letter to the commission again.

Venteicher read his letter from the April 20, 2026, meeting, explaining his wish to do the subdivision, explaining they will do the subdivision in phases for single family homes.

Blum asked about the legal descriptions on parcels 0723300009 and 0723300005 if Venteicher is only wanting to do lot 5 except the south 1320 feet. Venteicher believed it was correct.

Schultes asked about more maps. Venteicher said no they didn't have any more maps, as they haven't been to an engineer yet. Schultes asked for clarification on the perc tests being done

on each individual property lot. Venteicher stated it would be each lot owner's duty to have done.

Kardell brought up the soil maps for the commission to see. Kardell explained the soils to the commission, that they are guidelines, and she doesn't see any issues. Kardell discussed septic and maintenance agreements for alternatives needed.

Besch asked about the surface run off. Venteicher discussed getting an engineer involved for catch basins or what may be needed. Venteicher said with the environmentally sensitive area he would follow the engineers' plans. Kardell said there would be no construction or septic in the A-2 Environmentally Sensitive.

Lee asked about a neighborhood covenant. Venteicher said yes, they will have one. Kardell suggested having it done for the commission to look at would be beneficial.

Correspondence- None

Public Comments –

Ruby Wittrock, Ben Macmillan's neighbor to the west, came to the podium to address her concerns on her country living privacy, the large development utilities, the wildlife habitat being possibly threatened and maintaining the natural landscape.

Lee Fernstrum approached the podium stating he had concerns about a spot zoning happening and asked if they could hook up to the Sanitary District.

Blum asked if it was residential in the future land use map. Kardell stated it is residential and brought up the view of the property with aerials showing where the sanitary sewer is located and the distances.

Schultes asked if not being able to have the engineer input now is putting the cart before the horse. Kardell commented that Venteicher's are developing everything to county standards going through the subdivision process ordinance # 103. Blum said there are no requirements to have the maps now but for the preliminary plat application it will have those items.

Schultes made the recommendation to vote with contingency to have the 103-ordinance completed and to amend the legal parcel number ending in 05 to exclude the south 1320 feet. Besch seconded.

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

2. Re-Zoning (adding Automotive Sales use) 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 read from the ordinance on automotive storage and dealerships. Kardell explained that it was only allowing marine services at that time and at the new location they were not able to maintain a motor vehicle license at this time.

Barry and Julie Van Iperen representing their business, Okoboji Boat Brokers came to the podium explaining that they do not want to be a car dealer, they would like to renew the dealer's license so they can buy products from the auctions. Van Iperen did take a vehicle on trade for a boat, but they do not want to be a car dealership.

Besch stated he talked to Julie, and that the DOT stated they can't park on the grass. Van Iperen stated they neglected to ask for the automotive before, as they were trying to get the boat part up and running.

Schultes asked Kardell if adding the automotive to this if it would stay with this parcel. Kardell stated that is correct.

Discussion with the commission on the license.

Correspondence – None

Public Comments – None

Besch made the recommendation to vote to add the sale of automobiles, motorcycles and boats. To have 2 dealer plates only, no car lot and no automobiles maintenance services. Lee seconded.

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

Fourth item on the agenda – Old, unknown or other business Kardell talked about the Kevin Johnson property and that the City of Spirit Lake will not relinquish the water rights. Kardell stated that now the property will have to be serviced to wells and there is no sanitary sewer, so Johnson is proposing septic systems as the land is in 1-acre parcels. Kardell has stated that Johnson has many LLC's so he can use those to split the land.

Blum asked about 40 acres that can't be split in the ordinance. Kardell stated she can't find it as it's not in subdivision. Kardell showed on the screen the parcel splits to be done.

Discussion on subdivision, splitting land and rezoning.

Kardell talked about Confluence and RDG for doing the comp plan. Bolten & Menk was not chosen to be in the final 2 selections. Kardell discussed the changes from the last update to the commission regarding Confluence and RDG, asking the commission to look at the information and let Kardell know their thoughts.

Kardell talked to the business MSA out of Des Moines, and an employee named Jenna about drafting the renewables ordinance. Kardell stated MSA did Lyon county's renewables and they are the strictest in the state and pricing is about \$2800.00 for MSA to do the review.

Discussion with the commission on renewables.

Menke motioned to vote to spend \$ 2800.00 to MSA for a renewable's draft ordinance. Schultes Seconded. Votes are 5-1 approved. Schultes, Lee, Menke, Heywood, Besch Approved. Blum denied.

Fifth item on the agenda – Adjournment

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

(For more information see P 05 18 26 recording)

Corrected notes 06 16 26 per P & Z