

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

July 20, 2026

1:00 P.M.

The Dickinson County Planning and Zoning Commission met Monday July 20, 2026 at 1:00 PM 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, Spencer Heywood, Nancy Menke, Derek Lee, Carol Pierce and Erica Schultes. 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 absent. Assistant County Attorney Zach Barish was present.

Second item on the agenda – Approval of Minutes

Pierce motioned to approve the minutes of June 15, 2026 with corrections, Heywood seconded. All in favor. Schultes, Pierce, Lee, Menke, Heywood, and Blum.

Third item on the agenda- New Business

1. Rezoning the parcel 0233300026, IRREG TRT in LOT 3 & W'LY TRT in LOT 4 AKA PARC B in Tunland Acres Township :100 Diamond Lake Township, Dickinson County, Iowa. The address is 1818 Highway 9, Spirit Lake, IA 51360

Kardell gave her staff report.

Barabara Paine came to the podium to present her application for her property. Paine explained she would like to move closer to her grandchildren, however the issue is that the property is dually zoned and to sell the property has been difficult. Paine asked if the property could be zoned to R-1 Suburban Residential District.

Public Comments – None

Correspondence – None

Pierce asked if by making it all R-1 Suburban Residential District is that not spot zoning. Kardell explained that the entire property being zoned R-1 would eliminate split zoning and allow the property to be developed in a manner consistent with the comp plan.

Schultes asked if the offer on the property is contingent on the rezoning. Paine stated yes that people want to build on the other area of the property.

Blum asked if they put horses out there, it can't be residential. Kardell stated it can, only 1 horse and 2 of its offspring.

Menke made the recommendation to vote to change the application from the A-1 Agricultural District and the R-1 Suburban District to R-1 Suburban Residential District. Pierce seconded.

The votes are 5-1 Approved. All in favor, Schultes, Lee, Pierce, Menke, Heywood. Blum denied.

2. Amendment Article #23 Landscaping, Section 5 Fee

Kardell explained the amendment article #23 Landscaping, Section 5 fees is that zoning updated landscaping fees to \$ 50.00 application fee plus \$ 2.00 per \$ 100.00 of the estimated cost of improvements covered by the permit but not to exceed the amount of \$ 300.00. Kardell stated the application shall be accompanied by the nonrefundable fee and the amount of \$ 50.00 plus \$ 2.00 per \$100.00 evaluation of estimated cost of improvements covered by the permit but not to exceed the amount set by the most current fee scheduled by the Board of Supervisors, so in the future we don't have to redo it when the fee schedule is amended.

Pierce stated it's logical to give flexibility for economic issues.

Schultes made the motion to vote to update amendment Article # 23 Landscaping, Section 5 Fee. Lee seconded. Votes are 6-0 Approved. All in favor, Blum, Heywood, Menke, Lee, Pierce and Schultes.

Fourth Item on the agenda - Old, unknown, or other business to be discussed

1. A-1 Bulk regulations minimum regulations for lot area

Kardell read her report on the A-1 Bulk regulations for the minimum regulation lot area size.

Blum asked if this was questioned by new buyers. Kardell stated we are tasked to find an appropriate amount of lot size, that is friendly to help buyers. Kardell said that she thinks the 1acre is too low, and that 5 acres would be sufficient.

Pierce asked Blum about the drainage districts, and the 10 acres size. Blum responded that the 10 acres was set up a long time ago and was 660 feet by 660 feet and these acreages were split off the farm and had a grove all the way around it with cattle buildings. Blum stated if you wanted to go down in size that you would still need adequate room for your septic tank and drain field drainage.

Schultes questioned if it would be to only purchase 10 acres of bare land. Kardell said that's correct.

Steve Clark came to the podium stating the 10 acres were instituted years ago, and it was for a tax break. Clark thought that is where the discrepancy came in.

Spring Jones, Administrator for the Veterans Affairs, came to the podium. Jones explained that with her husband with her daughter and son-in-law, they had purchased acreages and wanted to put 2 houses on it. Jones said after talking to their lawyer it wasn't recommended to have 2 houses on 1 acreage. Jones explained they went to Board of Adjustment to ask for 6 acres each and were denied. Jones then stated they then bought the 22 acres so each could have their 10 and 10 acres. Jones expressed her frustration at trying to live in Dickinson County on just an acre and not being affordable.

Discussion with the commission members.

Blum stated he would like the commission to review the definitions and input from the Assessor's office and then have a public hearing.

2. Comp Plan Contract Update

Kardell said contract with RDG has been signed. Kardell will get together with Charlie at RDG and will work to do a kickoff.

Kardell brought up that the shipping containers are getting popular to use as a shed or a house. Kardell asked what the commission would like her to do, as we do not have anything in the ordinance on shipping containers. Kardell also brought up that we do not regulate materials.

Schultes stated there are shipping containers for sale off highway 9.

Blum asked about data centers. Kardell stated there are a lot of moratoriums in the state and she is waiting until ISAC conference to ask other counties for their input. Clark talked about the 6-month extendable moratorium, if more time is needed, they would extend it.

Discussion with commission on data centers and training with Iowa State University.

Fifth item on the agenda – Adjournment

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

(For more information see P&Z 07 20 26 recording)