

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

August 17, 2026

1:01 P.M.

The Dickinson County Planning and Zoning Commission met Monday August 17, 2026, at 1:01 PM 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, Spencer Heywood, Nancy Menke, Derek Lee, Carol Pierce. Erica Schultes is 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 Minutes

Lee motioned to approve the minutes of July 20, 2026, Pierce seconded. All in favor, Pierce, Lee, Menke, Heywood, and Blum.

Third item on the agenda- New Business

1. Recommendation to the Board of Supervisors for an amendment to the Comprehensive Land Use Plan from Commercial to Residential for Parcel K being part of the NE ¼ of the SW ¼ of Section 2, Township 99 Range 37, Dickinson County, Iowa. The address is Highway 86, Spirit Lake, IA 51360

Kardell discussed the property that had been rezoned in 2022 from A-1 Agricultural District to GC General Commercial. Kardell also said the property continues to contain agricultural uses, and now with the applicant wanting to use parcel K for residential, the applicant is requesting an amendment to designate residential.

Ivan Simpson came to the podium to state he built a large building, and he now uses it for agricultural purposes. Simpson discussed he wants to move back to the land as he is leaving the lake area due to an Airbnb next door with new neighbors weekly for the next 2 years, and that they also sold his mother-in-law's house which was across the street.

Pierce asked about clarification on the area marked in green on the map. Pierce also asked where the driveway would go. Simpson stated it would come out and go parallel across to match the street on N Tradewind Drive, as it is where the state recommended it to go.

Public Comments

Richard Hull approached the podium to state he is a neighbor of Ivan Simpson, and he is glad to see a residential home going on the land, but he does have concerns about the water runoff, as he sees the drainage go into the harbor area. Hull stated the land is uneven and has big concerns for the drainage to the residents across the street and would like to see a stipulation for a retention pond.

Blum asked where the water goes underneath a culvert. Hull stated the new construction on highway 9 makes the drainage better, and the culvert on highway 86 is at the end of Tradewind Drive. Simpson stated he disagrees as it goes further south for the culvert.

Kardell discussed that Mr. Simpson would be required to follow from the ordinance Article # 17 Section 12, water quality plan, as well as the requirements from the Iowa storm management manual to address the construction of a home but not the full drainage district.

Correspondence

Kardell read a letter from Brad & Carilyn VanKalsbeek.

Discussion on culverts with Simpson and the commission.

Blum asked Simpson to put in a small retention pond on the residential lot for the drainage. Simpson asked to have Pat Mohning draw up plans for what is required. Blum reiterated the impervious surface only is what they are asking.

Pierce made the recommendation to have the stipulation to increase to 3.5 to 4 inches of the lid storage requirement from the present 1.25.

Pierce made the motion to recommendation amending the comp plan zoning from GC General Commercial to A-1 Agricultural District, Menke seconded. All in favor approved 5-0. Pierce, Lee, Menke, Heywood, and Blum.

2. Recommendation to the Board of Supervisors for a rezoning from the GC General Commercial District to the A-1 Agricultural District on parcel K being part of the NE ¼ of the SW ¼ of Section 2, Township 99 Range 37, Dickinson County, Iowa. The address is Highway 86, Spirit Lake, IA 51360

Pierce made the motion to have GC General Commercial District to A-1 Agricultural District with a stipulation the retention will be increased from 1.25 to 4 inches. Heywood seconded. Votes are approved 5-0. Blum, Heywood, Menke, Lee and Pierce.

3. To amend Article #28 Board of Adjustment, Section 3, Hearings, Appeals, Notice-update fee language

Menke made the motion to vote to update amendment Article # 28 Board of Adjustment, section 3 . Lee seconded. Votes are 5-0 Approved. All in favor, Blum, Heywood, Menke, Lee and Pierce.

4. To amend Article #28 Board of Adjustment, Section 5 Powers and Duties, C Variances, #7-update fee language

Menke made the motion to vote to update amendment Article # 28 Board of Adjustment . Pierce seconded. Votes are 5-0 Approved. All in favor, Blum, Heywood, Menke, Lee and Pierce.

5. Continued discussion:
1. A-1 Bulk Regulations for minimum lot size
 2. Data Center Ordinance
 3. Storage Containers

A-1 Bulk Regulations for minimum lot size

Kardell stated that she sent out the email sent out for more information on the A-1 Bulk Regulations for minimum lot size, as she recommends something similar in size to Buena Vista County to allow for more opportunities.

Discussion on the 3–5-acre sizes with the commission.

Kardell will put the 5 acres in the public notice in the paper, for single family and or existing, abandoned farmsteads of at least 20,000 square feet.

Storage Containers

Kardell stated no other counties permit storage containers as an accessory use, as she has discussed that with other surrounding counties. Pierce asked if people are building with homes are they in compliance with the ordinance. Kardell said it's mostly for storage in the agricultural area. Blum stated he feels it should be in the agricultural area only.

Data Center Ordinance

Kardell had passed out ISAC information from Linn County on the data centers. Kardell stated she is going to ISAC next week and will discuss it with the surrounding counties. Blum discussed the recommendations as he doesn't want to wait till an application is filed, and the commission has discussed it for 3 months. Blum talked about his handout from Linn County that he went through and made notes on for the commission members.

Discussion on backup power, battery storage, diesel power, national defense, bond surety with the commission.

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

Kardell stated David Besch has resigned, and she has put an ad in the paper with no responses.

Fifth item on the agenda – Adjournment

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

(For more information see P&Z 08 17 26 recording)