DICKINSON COUNTY PLANNING AND ZONING COMMISSION

September 21, 2026

1:00 P.M.

The Dickinson County Planning and Zoning Commission met Monday September 2, 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. 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 Minutes

Pierce motioned to approve the minutes of August 17, 2026, with changes. Lee seconded. All in favor Schultes, Pierce, Lee, Menke, Heywood, and Blum.

Third item on the agenda- New Business

1. Recommendation to the Board of Supervisors for a preliminary plat of the two parcels 0707426019 & 0707426025 Aud Plat Lots 4 & 5 and SWSE Township 99 Center grove Township Parcel "G" lots 39-41, Aud Plat lots 4 & % and SWSE Section 7 Township 99 Range 36 Center Grove Township s'ly TRT Lot 39 & S PT Lot 40 AKA Par N, Dickinson County, Iowa. The address is 165th St. Spirit Lake, IA 51360

Kardell stated the pre-application conference presentation is different today as it goes from 7 lots to 3 lots.

Ben Groen, from Beck Engineering, came to the podium on behalf of the Fergusons. Groen stated the proposal is now 3 lots and the lots range from a ½ to ¾ of an acre. Groen discussed the gravel road, and that it would remain private. Groen then stated the sanitary district will be the Iowa Great Lakes Sanitary District , electric is Alliant, Black Hills will be for gas, storm water is managed in 2 ways, in the northwest corner a detention pond and in the south will flow to the pond that is already there.

Pierce asked for clarification on the road network on the map and if it is the green hatch work area. Groen stated the brown rocky area is the gravel road, explaining it will be private within a right of way easement. Pierce asked about the preexisting retention pond. Groen stated there has not been any issues in the past. The calculations are for storage of a 100-year storm runoff.

Groen stated that runoff discharge from the retention ponds would be less than about 1 cubic foot per second.

Blum stated about the legal description on the plat should be clarified from parcel N to include parcel G & N drainage. Blum asked about the gravel road being 24 feet, as the proposed 40-foot right of way, as the proposed standard by the county minimum right of way is 55 feet. Groen stated it may be as if it was owned by the county, but this road will not be. Groen communicated that the Fergusons also own the road to the south, and if they extended it, it would go to the south. Blum suggested it go with the 55-foot right-of- way instead of the 40. Ryan Ferguson commented that they no longer own 2 of the county home roads as now it's been sold to Mendenhall's. Kardell asked Groen if 55 feet is the sticking point, on each side is 10 feet of utility easement, to maybe incorporate into the right of way. Groen stated that would be Fergusons decision, but it would shorten lot 41.

Blum asked about the culvert at the north road. Groen responded that the proposed road is right a way, is over the existing culvert, remaining in place and Jeff Rose, the county engineer, was consulted. Rose had recommended the culvert needed to be extended.

Blum asked about the one way 1% crown and if the road is moved over, will they go to a regular center line crown . Groen stated that they could explore that, but he has concerns on the north part of the property that hugs the east side, shedding drainage on property they don't own.

Blum then asked about having drainage easements to the detention pond to the southeast. Groen agreed. Blum asked about water for fire protection. Ferguson stated there is a pond south of the greenhouse and another one as well used in the past.

Public Comments – None

Correspondence – None

Pierce made the motion to table until a new plat with corrections that include a 55' row required and a cul de sac is included. Heywood seconded. Motion to table unanimously approved.

> 2. Recommendation to the Board of Supervisors for a Rezoning the parcel C being part of the SW quarter of Sec 33 Township 100 N., Range 36, W of the 5th PM., Dickinson County, Iowa. The address is 1106 10th Street, Spirit Lake, IA 51360

Kardell stated that Elizabeth was unable to attend the meeting. Kardell read the proposed rezoning from A-1 Agricultural to R-1 Suburban Residential District. Kardell said that the land was parceled off in 2025 and does not meet the minimum requirements, she will also reach out to the neighboring property owner and let them know, their property also does not meet the requirements. Kardell read the R-1 Suburban Residential District regulations from the ordinance.

Kardell read the letter from the applicant Elizabeth Schreiner.

Blum said that the original parcel C was approximately 6 acres. Parcel D is a part of parcel C and is 1.41 acres. The legal description provided for the public notice only describes parcel C; it does not except out parcel D. The rezoning public notice applies to the entire area.

Discussion on parcel C and D with the commission on whether to continue with the rezoning request. Due to lack of communication with the property owner of parcel D, the commission decided it was best to table the application until the Zoning office could notify them of the situation.

Schultes made the motion to table the Recommendation to the Board of Supervisors for a Rezoning the parcel C being part of the SW quarter of Sec 33 Township 100 N., Range 36, W of the 5th PM., Dickinson County, Iowa. The address is 1106 10th Street, Spirit Lake, IA 51360. Pierce seconded.

3. Recommendation to the Board of Supervisors to amend Article 5, Section 5 Current: Ten (10) acres, existing or abandoned farm steads, shall have a minimum lot area of 20,000 square feet

Proposed: Five (5) acres, existing or abandoned farmsteads shall have a minimum lot area of five (5)acres.

Schultes asked about the 5-acre minimum for clarification. Kardell explained the surrounding counties and where they were for size requirements.

Schultes made the motion for Recommendation to the Board of Supervisors to amend Article 5, Section 5 Current: Ten (10) acres, existing or abandoned farmsteads shall have a minimum lot area of 20,000 square feet

Proposed: Five (5) acres, existing or abandoned farmsteads shall have a minimum lot area of five (5)acres. Pierce seconded.

Votes are Approved 6-0 . All in favor, Blum, Heywood, Menke, Lee, Pierce and Schultes.

4. Continued discussion: Data Center Ordinance

Kardell discussed putting a committee together for the data center ordinance. Kardell also talked about including the A-1 Agricultural area in the data center area to avoid spot zoning and any future legal issues. Kardell mentioned that some items such as the third-party studies are beyond our scope, that data centers would be allowed in the A-1 Agricultural District, the pre-application conference is a great idea, also agency notifications for wastewater and utilities would be determined by the utility, that the noise section could fall under the sound portion, the road use agreements would be engineers and the setbacks would be the biggest item.

Kardell asked the commission if there was anything missing. Stephan Dullard supervisor asked about land fill recycling centers. Dullard talked about separating the materials and not dumping them in the land fill. Kardell stated she will check on it.

Blum asked about the decommissioning plan. Kardell stated the decommission plan would be 1 year without production.

Levi Markwardt supervisor asked about the road development and if the data center was in the city. Kardell stated a road agreement would be needed.

Kardell mentioned the commission would need a discussion on the community betterment plan.

Kardell then asked if any of the commission members would like to join a study committee. The members asked about timelines of how long the committee would run.

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

Kardell talked about the Comp Plan meeting with RDG that was had with the committee members. Kardell talked about the listening sessions coming in October. Pierce stated she thought it was just RDG. Schultes stated we should be a part of it. Markwardt thought RDG was doing the sessions.

Discussion on the listening sessions with RDG, with the commission.

Fifth item on the agenda – Adjournment

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

(For more information see P&Z 09 21 26 recording)