



## ***Monona County Zoning***

### **MINUTES OF THE ZONING & PLANNING COMMISSION REGULAR MEETING January 25, 2023**

On January 25, 2023 at 9:00 a.m., Chairperson Alexander called the Monona County Zoning & Planning Commission meeting to order.

Commission members present – James Alexander, Randy Lamprecht (by phone), Patty McCall, Jim Thies and Linda Friis

Commission members absent – None

Guest – Jared Ehrp, NEW Cooperative representative

Motion was made by Jim, seconded by Linda, to approve the meeting minutes from August 18, 2022. Motion carried.

Sandy explained the rezoning process to the members and Jared. This meeting is being held to get information on the rezoning petition filed by NEW Cooperative. The zoning commission will set a public hearing date, and then at that public hearing, the zoning commission will recommend to the board of supervisors either in favor or not in favor of the rezoning request. The board of supervisors will set a public hearing date and make a decision on the rezoning petition. The board of adjustment will hold their own public hearing when the time comes to issue a special use permit.

Jared explained the rezoning petition, NEW Cooperative would like to move the 30,000 gallon anhydrous ammonia tanks from the elevator in the City of Blencoe and have (2) 45,000 gallon anhydrous ammonia tanks at the new location by the office and the scale. Jim asked if what the reason for moving the tanks and Jared told him because they cannot expand on the current property and it would be to remove a hazard from inside the city. Patty asked about the housing around the new location for houses, James talked about the closest house being on 295<sup>th</sup> Street, south of the proposed location and a couple of houses on 305<sup>th</sup> Street and Hazel Avenue. These properties would be a good distance from the proposed location. Randy asked Jared if there was any future plans to add more tanks to the proposed location and Jared said that at this time there is no plan for expansion.

Patty made a motion, seconded by Randy to set a public hearing date of February 9, 2023 at 9:00 am for the rezoning petition of NEW Cooperative to rezone the current 8 acres from Agricultural district (A-1) to Agribusiness district (A-2). This public hearing will be in person and a Zoom meeting will be set up for members that will be unable to attend in person. Motion carried.

Sandy discussed the proposed budget with the zoning commission. This budget is approved by the Board of Health and then by the Board of Supervisors, Sandy wanted the Zoning Commission to see the budget. The main addition to the budget was to purchase a new county vehicle but everything else was normal.

Sandy shared other updates with the zoning commission, the ongoing issue with the county engineer's office and use of the copier, which hopefully has been solved. Sandy has been appointed by the Iowa Environmental Health Association to be their representative on the ISAC Board of Directors; she was sworn in last Friday at the first board meeting of the year.

Meeting was adjourned at 10:00 a.m.

Respectfully submitted,

Sandy Bubke, Administrator  
Monona County Zoning