



## ***Monona County Zoning***

### **MINUTES OF THE ZONING & PLANNING COMMISSION REGULAR MEETING September 5, 2023**

On September 5, 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 and Linda Friis  
Commission members absent – Jim Thies

Motion was made by Patty, seconded by Randy, to approve the meeting minutes from February 9, 2023. Motion carried.

There was discussion on changing the side yard and rear yard setback requirements in the A-1 Zoning District. Sandy talked about some complaints of having so much rear setback in the A-1 and A-2 districts. Current setbacks are 75 feet for rear setbacks, 50 feet for side setbacks for uses other than dwellings. Sandy discussed maybe changing them to 50 feet rear setback and 25 feet for side setback for uses other than a dwelling. Patty felt that maybe that change could be made but since that would require a public hearing and recommendation to the BOS, we should wait until something comes up and do it at that time. The other members agreed due to the cost of publishing.

The Solar ordinance was discussed for utility scale systems. James brought up that the zoning ordinance already has in place the setbacks for these systems and if a property owner decides that they want to engage in the production of a utility scale solar system, we shouldn't stand in their way, just make sure the ordinance is followed. In section 100.15 Principal Permitted Uses of Chapter 100, Solar System were inadvertently left out of the table on page 48, Transportation & Utility uses. Motion was made by Patty, seconded by Randy, to add the information to the table, this should have been done at the time of the ordinance update, Solar Utility System will be added as a Special Use (SU) permit to the line with Commercial Wind Farms, A-1 district only, Accessory Use Solar Systems will be added to match the SWECS permitted uses in the respective zoning districts. Motion carried. Sandy will let the BOS know of this change but does not have to be approved by them.

There was a discussion on eminent domain and the CO pipeline. Sandy found out at the CoZo conference that you can't add eminent domain to the zoning ordinance. The CO pipeline is a utility and is approved by the State of Iowa Utility Board. Sandy mentioned that other counties have had their BOS do a Resolution to the State with their feelings towards ED. Sandy will get copies and share with the BOS.

Sandy with working with Sidwell Professional Services to start having online permitting for the zoning/environmental health permit applications. This will involve being able to pay online also. The county is also getting a new website and this will work well to start this at the same time. Sandy shared the estimated costs with the zoning commission. There are concerns with the yearly maintenance fees – they are just as much as the set-up fee. Sandy will check into this and see if there is a discounted rate if other departments, engineers office, has online permitting also. Sandy shared that this will help have all application complete and available when she is out of the office. The zoning commission thought this was a good idea.

Administrators Update - Sandy's goal before she retires is to have the all zoning/environmental health permits and documents online so if a property is looked at on Sidwell, everything will be there. Having online permitting and the upgrade to Portico will make this happened.

Meeting was adjourned at 10:00 a.m.

Respectfully submitted,

Sandy Bubke, Administrator  
Monona County Zoning