



Monona County Zoning

MINUTES OF THE ZONING & PLANNING COMMISSION REGULAR MEETING April 4, 2024

On April 4, 2024 at 10:00 a.m., Chairperson Alexander called the Monona County Zoning & Planning Commission meeting to order.

Commission members present – James Alexander, Jaclyn Wessel, and Sandy Bubke in Boardroom, Patty McCall and Randy Lamprecht – on Zoom.

Commission members absent – Linda Friis

Also present for the meeting was Sarah Delanty, Monona County Assistant County Attorney

Patty, seconded by Jaclyn, made motion to approve the meeting minutes from February 9, 2024. Motion carried.

Sandy brought to the board that she has been interpreting the subdivision ordinance incorrectly when it comes to creating subdivisions when a parcel is split three or more times. According to Chapter 200, Section 200.04 Definitions, 40(B)(2), it states the following: The term “subdivision” as defined above does not include the division of a lot where (1) the land is to be used only for agricultural uses only; **and (2) acres net is size, exclusive of right-of-way;** and (3) which includes no land set apart for new streets, alleys, parks, open areas, school property or public use or land set apart for residential or other nonagricultural uses. This section can be found on page 105-106 of Chapter 200.

Sarah was asked by Sandy to explain to the commission the problem this section has created. Sarah explained that by following this wording, Monona County has added another requirement that is over and above what the state code says. According to this wording, Monona County should not be doing subdivision plats of survey. After the explanation, Patty asked why we would keep this in the code. Sarah stated that if this wording were left in, it would eliminate the subdivisions; if removed, we would continue doing the process we are currently doing. Sandy commented that she does not want to leave this in and eliminate subdivisions, but if we increased the number from two to 5 or 10 acres, would that work? This way you would not be doing subdivisions for small acreages being split for family but would catch the actual subdivisions that are created with more acres (i.e. West Dunes Subdivision).

After much discussion, motion was made by Patty to recommend to the Board of Supervisors to amend Chapter 200, Section 200.04 Definitions, 40(B)(2), The term “subdivision” as defined above does not include the division of a lot where (1) the land is to be used only for agricultural uses only; **and (10) acres net is size, exclusive of right-of-way;** and (3) which includes no land set apart for new streets, alleys, parks, open areas, school property or public use or land set apart for residential or other nonagricultural uses. Seconded by Randy, motion carried.

Sandy will hold on to the Stacia Addition Subdivision application until the subdivision ordinance is amended. Once amended, Sandy will refund Mike Sorenson the subdivision fees he has paid. This split no longer would be a subdivision under the new code.

Sandy gave an update on the trip to Washington DC to advocate for Environmental Health on behalf of the Iowa Environmental Health Association (IEHA) and the National Environmental Health Association (NEHA). Sandy let the commission know that IEHA paid for her expenses. Sandy will email the members her 3rd quarter report.

Meeting was adjourned at 11:00 a.m.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning