



Monona County Zoning

MINUTES OF THE ZONING & PLANNING COMMISSION REGULAR MEETING September 19, 2024

On September 19, 2024 at 9:00 a.m., Chairperson Alexander called the Monona County Zoning & Planning Commission meeting to order.

Commission members present – James Alexander, Jaclyn Wessel, Linda Friis, Patty McCall, Randy Lamprecht and Sandy Bubke.

Commission members absent – None

Randy, seconded by James, made motion to approve the meeting minutes from April 4, 2024. Motion carried.

The main agenda item for this meeting was Bitcoin Mining. The commission members had a lengthy discussion on what is Bitcoin mining, how it would fit in the Monona County Zoning Ordinance. Sandy let the board know that the Board of Supervisors notified her that the county economic development director, Charlie Persinger, has received some questions on it. It is better to be proactive than reactive when an application is received.

Sandy shared with the commission member's samples from Woodbury and Franklin Counties of what they have in their zoning ordinance. Sandy told the group that other county zoning officials recommend that this mining operation be permitted with a Special Use Permit. This way the Board of Adjustments have the opportunity to review applications and make sure, they meet the zoning requirements. Sandy also shared, through email prior to the meeting, a link to a video and newspaper article from Grundy County on how these operate. The members reviewed these prior to the meeting.

The group went through the township maps and had a discussion on what they would like to see happen with the zoning ordinance. The biggest issue is trying to figure out where they fit in the zoning ordinance. These mining operations are normally placed near a substation so that they have the power they need. They also create a lot of noise due to the fans that are running to keep the computers cool.

After discussion, the members came up with this list of what they would like to see in the ordinance:

1. Bitcoin Mining would be permitted with a Special Use Permit, with Restrictions (SUPR) in the Heavy Industrial District (M-2)
2. Noise limits of 60 dbls or less measured from the neighboring property line, possible screening to help block the noise
3. Containers for the Bitcoin mining be anchored in the ground
4. Applicant for the SUPR, needs to have a decommission plan for the containers
5. Penalties and the wording need to have teeth to it to enforce the ordinance

Patty recommends that Sandy talk to other counties and see what they have in their ordinance. A couple of other questions to ask them:

- Randy asked if the internet would be affected for neighboring properties.
- What would you call this type of operation?
- Where would it fit in the permitted use table?

Sandy will email the quarterly report to the members. The next ZC meeting will be October 17, 2024 at 9 am to discuss further Bitcoin mining.

Meeting was adjourned at 10:15 a.m. Randy left at 10:00 am.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning