



Monona County Zoning

MINUTES OF THE ZONING & PLANNING COMMISSION REGULAR MEETING October 17, 2024

On October 17, 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, Randy Lamprecht and Sandy Bubke.
Commission members absent – Patty McCall

Jaclyn, seconded by Randy, made motion to approve the meeting minutes from September 19, 2024. Motion carried.

The commission members continued the bitcoin discussion. Sandy provided them with responses through the CoZo basecamp from other counties with some of their thoughts and what they have in their ordinances. Sandy also provided them with a copy of the Gilmer County Government, Georgia, ordinance. The discussion led to Sandy taking and using this document as a guide to writing a small section in the Zoning Regulations, Chapter 100 to cover bitcoin and other data operations. Other counties use the wording Data Centers since this would cover more than just bitcoin. A possible title would be – Cryptocurrency and Data Center. The discussion items to follow would be from the September 19, 2024 meeting for setbacks and noise.

The next discussion on the agenda was on updating the Zoning Regulations, Chapter 100, on Commercial Wind Farms, specifically the setbacks. This discussion was added from a meeting with the Board of Supervisors (BOS). Woodbury County just updated their ordinance and the board felt this would be a good time for our ordinance to be updated.

Sandy met with the BOS on Tuesday, October 15 during the open comments time. The BOS asked Sandy to look at updating the setbacks to three (3) times the height of the turbine. In the current ordinance, the setback is 200% the height of the turbine, measured from the base to the highest reach of the rotor tip, or 1200 feet, whichever is greater from any human-occupied structure. Currently, the maximum height of the turbine allowed in Monona County is 500 feet.

Sandy provided again basecamp replies from other counties and had the setbacks that Woodbury Co just changed. Sandy will try to get the Crawford County and Ida County wind ordinances for the next meeting. Discussion was to possibly remove the maximum height requirement, increase the setback to three (3) times the height of the turbine and to see what other counties have for penalties for the removal of deactivated wind farms. The commission members went through the ordinance page by page to see what other items need to be added or removed since they were changing the ordinance. It was decided to add language to the effect that the turbines are prohibited on the west side of the Loess Hills. This is something that was lacking in the ordinance. It will match what Harrison Co has in their ordinance.

The zoning commission will meet again after Sandy has a rough draft for them. They will then set a public hearing to make recommendations to the BOS.

The next ZC meeting will be determined later.

Meeting was adjourned at 10:30 a.m.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning