



## ***Monona County Zoning***

### **MINUTES OF THE ZONING & PLANNING COMMISSION Regular Meeting – July 30, 2026**

On Thursday, January 15, 2026, at 9:00 a.m., Sandy opened the Monona County Zoning & Planning Commission meeting.

Commission members present – Jaclyn Wessel, Randy Lamprecht, Linda Friis, Keith Miller, and Sandy Bubke.

Commission members absent – James Alexander

Guests – Haley Bryan, County Attorney and Russ Uhl, Concerned Citizen

Motion was made by Jaclyn to approve the January 15, 2026, meeting minutes. Motion was seconded by Linda, motion carried.

It was realized during the meeting that commission members did not have up-to-date ordinances. Sandy will make copies and mail them to members.

Randy made a motion to appoint Jaclyn as Zoning Commission chair and Linda Friis as the vice-chair. Motion was seconded by Keith, motion carried.

Discussion during the meeting was mainly concerning the Castana Zoning project and how to address it. Russ was at the meeting to offer his take on the zoning ordinance and the steps that the county needs to take. This issue is going to be an issue in the future, maybe not this property owner, but it will come around again. The project is happening in the A-1 district but because it is industrial waste, it falls under Solid Waste Facility in the M-2 Heavy Industrial district.

A summary of the project is a property owner went around the Zoning Ordinance and built a industrial waste facility in the A-1 district in Castana. They went to the IDNR, and they were told they did not need a permit because of the tonnage that would be applied. They felt that this was their property and they could do whatever they wanted and that it was AG Exempt. Through a public meeting with the BOS, a very thin business plan with a material report of analysis from Midwest Laboratories and a ProAG Engineering report was given to the BOS. This was the first time the county was made aware of what the project was. This project would be taking waste from a pork processing plant in Sioux City (could grow to more intake from other plants) applying it the site to later land apply on their crops. The smell would be like a hog confinement, and they said they would apply carbon to help with the smell. There are going to be 3-4 trucks per day delivering waste, doesn't seem like the carbon will do the job if always disturbed.

Complaints were made from area property owners, and they were forwarded to the IDNR Field Office since the complaints were described as animal disposal. Following the meeting, the property owner sent a letter to the BOS stating they were withdrawing from the proposed land application project.

The concern is that they have completed the basin to take on industrial waste and are still working at the project site. A request is being made that the county send out a violation letter since they went around the zoning ordinance and since this does not meet the definition of AG exempt, they should have to remove all items installed to manage industrial waste. Sandy and Haley will meet and work on a letter to be sent out by Sandy, the Zoning Administrator.

The zoning commission will be working on amending the zoning ordinance Chapter 100 to define the principle permitted uses and the zoning administrator duties. Possibly add Bonding language to the ordinance. The amendment will also include adding a Data Center section – separating it from the Cryptocurrency section. Crawford County is going to share their ordinance once it has been approved.

Sandy shared information concerning the posting of agendas, this will be discussed at next meeting.

Sandy shared that all new members need to attend Certified Training for IA Open Meetings & Open Record Laws. On Thursday, August 13<sup>th</sup> there is training in Sioux City by SIMPCO. It is \$50 each and will be paid for by the county. Keith is

the newest member that meets the requirements of the training. He will attend and Linda is thinking about it. Sandy will get them registered.

Next meeting is Thursday, August 27, 2026, at 2:30 p.m.

Meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Sandy Bubke, Administrator  
Monona County Zoning