Monona County Zoning

MINUTES OF THE ZONING & PLANNING COMMISSION
Regular Meeting – August 27, 2026

On Thursday, August 27, 2026, at 2:30 p.m., Jaclyn opened the Monona County Zoning & Planning Commission meeting.

Commission members present – Jaclyn Wessel, Linda Friis, Keith Miller, Russ Uhl and Sandy Bubke.
Commission members absent – Randy Lamprecht
Guests – Wray and Rachel Wright, Concerned Citizens

Motion was made by Linda to approve the July 30, 2026, meeting minutes. Motion was seconded by Keith, motion carried. While typing these minutes, Sandy realized that the minutes had the wrong date in the first sentence. Sandy will present this to the ZC at the next meeting.

Sandy discussed that this would be a working meeting. Sandy had a list of items that the Zoning Commission (ZC) would work on to amend the Zoning Ordinance, Chapter 100.

It was discussed to add a fee for doing construction of permanent structures without going through the zoning office. We have to look at Ag Exemption and accessory structures and how this would look. The fee schedule would have to be changed for accessory buildings in order to make this work.

The fee schedule should be addressed and have the ZC make a recommendation to the Board of Supervisors (BOS) about changing it to reflect Utility structures and Data Centers. Fees should also be looked at for the different services the ZC and Board of Adjustment (BOA) oversee.

Sandy attended the ISAC Annual conference August 19-21, and it was suggested at one of the BOS meetings that the following ordinances, Commercial Wind Farms and Solar Farms should be removed from Chapter 100 and made stand-alone ordinances. When looking at a Data Center ordinance, it should also be a stand-alone Ordinance. This would remove the approval from the BOA and put it on the BOS for approval. Need to speak with the County Attorney (CA) to see what the process is for removing the ordinances. On page 100, Section 100.37, Digital Surrency Mining and/or Data Center Facility needs work done on it to remove Data Center Facility from the title and cleaned up. Section 100.05, Definitions need to updated.

During the ISAC meeting, Sandy learned some items that should be included in the Data Center Ordinance. She shared with the ZC.

We discussed adding the wording to page 42, Section 100.15, Principal Permitted Uses, after the description, "the Zoning Administrator makes the determination of where a use fits in the Zoning District." This language should also be added to page 85, Section 100.27, Enforcement by Zoning Administrator. Wording should be added to each zoning district that says, "Other uses similar in nature."

Add to the Section 100.15, page 46, Commercial Entertainment, Exhibition halls and meeting areas, Wedding Venues as a permitted use in the A-1 District with a SUP.

The ZC discussed if it was necessary to add a process to page 90, Section 100.31 Appeals. Sandy will discuss it with CA.

The State of Iowa passed legislation, House File 2297, on May 19, 2026, concerning Radon Mitigation in residential buildings. It is now required to add Radon mitigation to new construction residential buildings. This should be added to the construction permits and Chapter 100, page 84, Section 100.26. Sandy will bring a new construction permit application for approval to the next meeting.

Sandy will make a list for Haley and hopefully, a draft will be available for the next meeting.

Zoning Commission members welcomed new member Russ Uhl.

Keith Miller attended the Open Meetings training and gave Sandy his certificate of completion. Russ is signed up for the ISAC training on September 16th. Sandy will email all members in case they would like to take it as a refresher.

Sandy will send out the schedule for ISU Extension Intro to Planning for everyone, it is a good training and will help you in your role as board members.

Next meeting is Thursday, September 17, 2026, at 2:30 p.m.

Meeting was adjourned at 3:40 p.m.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning