

The Poweshiek County Board of Supervisors met Monday, February 6th , 2017 at 9:00 A.M in the Poweshiek County Courthouse Board of Supervisors meeting room to hold a public hearing. The meeting was recorded and on file in the office of the Poweshiek County Zoning Administrator.

Roll Call: Supervisors- Chairman Trevor White, Larry Wilson and Diana Dawley, Auditor Missy Eilander, Zoning Administrator J.D. Griffith, Jarod And Kelly Dillon, Gary Fynaardt, Amber Zuhlke, Jeff Hammond, and Mike Mahaffey.

At 9:00 A.M., Larry moved to open the public hearing. Diana 2nd. All in favor.

J.D. Griffith stated the Zoning Commission met on January 30th and voted 7-0 on The Dillon change from ag to residential 5 acres located in the NE ¼ of the SW ¼ of section 33- T-79-N R-16-W Washington TWP Poweshiek County IA

Larry spoke about the proposed change. He stated he felt the Zoning Commission was pretty confident this was a good change.

Jarod stated that this was his Great Grandparents farm and has been a dream to build a house here.

Gary Fynaardt asked if a house being built here would affect him if he were to have a livestock operation or manure hauling.

Trevor stated that the only thing he could see is if he were to build a confinement, he would have to adhere to the setback requirements as required with the Master Matrix.

At 9:04 A.M. Larry moved to close public hearing, Diana 2nd. All in favor.

Larry motion to approve Zoning Commission recommendation and approve 5 acres M/L from ag to residential in the NE ¼ of the SW ¼ of section 33- T-79-N R-16-W Washington TWP Poweshiek County IA. Diana second. All in favor. Motion Carried.

At 9:05 A.M. Larry motion to go into public hearing. Diana 2nd. All in favor. Motion carried.

J.D. stated that the Zoning Commission met in length on Monday January 30th about the proposed Zoning changes. Becky has made the corrections and incorporated everything from Draft 1/30/17 and Tradewinds proposed language to Draft 02/06/2017. Draft 02/06/2017 is everything that the Zoning Commission voted on and approved on January 30th to recommend to the BOS.

Each proposed amendment to the Zoning Ordinance was discussed between the Zoning Administrator, Tradewinds, and the Poweshiek County Board of Supervisors. Each amendment was discussed why it is a proposed change.

J.D. stated that the Decommissioning Fund was the amendment that the most time was spent on at the Commission hearing. J.D. stated that the Commission and Tradewinds worked

together to draft new language that mirrored Tradewinds current leases with property owners, and protected Poweshiek County as a whole in the event that Wind Turbines need to be Decommissioned.

J.D. stated that a new section Pre Application review was added so that A developer could get some of the requirements waived or modified by the Board of Adjustment. J.D. explained how he wanted to handle this particular Application and allow Tradewinds to “permit the Box”. This would allow flexibility to move turbines within a specified area provided all the setbacks are met. He felt that changing the submittal requirements to allow for buffer zones may be ok for Tradewinds project, but in other instances it may not be something the County would like to allow. Jeff stated that he is ok with not adding their language in the submittal requirements if that is how the application project will go with the “permit the box.” A post construction submittal requirement section was also added to give exact turbine locations and ensure all setbacks are met.

Jeff stated that he appreciates all the time that J.D. and Becky have spent on these changes. He stated they will not be requesting anything be changed at this point.

At 9:43 A.M. Diana moved to go out of public hearing. Larry 2nd. All in favor. Motion carried.

Larry motioned to approve the first reading of the proposed changes. Diana second.

Larry motion to rescind the previous motion. Diana second.

Larry motioned to approve the 1st reading of the proposed Zoning Ordinance Changes as written in Draft 02/06/2017. Trevor Second.

Roll Call Vote: Larry yes Diana Abstain Trevor Yes

Motion carried.

Meeting adjourned 9:50 A.M.

J.D. Griffith- Poweshiek County Zoning Administrator