

**DRAFT MINUTES**

**DELAWARE COUNTY ZONING COMMISSION**

1:00 p.m.

Wednesday, February 15, 2023

Conference Room (basement), Delaware County Courthouse  
301 E Main Street, Manchester, Iowa

**Commissioners Present:** John Zietlow, Patti Glanz, and Kris Coeey.

**Commissioners Excused:** Brad Kimmerle and Dave Kronlage.

**Commissioners Absent:** none.

**Staff Members Present:** Zoning Administrator Alex Linderwell and ECIA Senior Planner Laura Carstens.

**CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Linderwell, Secretary to the Zoning Commission, at 1:01 p.m. and roll call taken. Motion by Coeey, second by Glanz to approve the agenda. Motion carried unanimously.

**WORK SESSION:**

Sample Rezoning 1: Rezone from A-1 Agricultural to C-2 General Commercial. Linderwell reviewed the case file of the application, site plan, staff report, maps, and related information. Discussion followed about the Comprehensive Plan's land use goals for farmland preservation and 2-mile urban fringe development, the rezoning process, and the allowed uses in the C-2 General Commercial District.

Sample Rezoning 2: Rezone from A-1 Agricultural to I-2 Heavy Industrial. Linderwell reviewed the case file of the application, site plan, staff report, maps, and related information. Discussion followed about potential opposition from neighbors to construction of a concrete plant and the public hearing process.

Sample Ordinance Amendment 1: Allow storage garage as a principal use in the C-1 and C-2 commercial districts. Linderwell reviewed the case file of the application and staff report. Discussion followed about how to distinguish a storage garage from a storage warehouse.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM Commission:** Other Business - None.

**ITEMS FROM STAFF:** Next Meeting is March 15, 2023 at 1:00 pm in the Conference Room (basement), Delaware County Courthouse.

**ADJOURNMENT:** Motion by Glanz, second by Coeey, to adjourn the Commission meeting. Motion carried unanimously. The meeting adjourned at 2:35 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: \_\_\_\_\_