

DRAFT MINUTES

DELAWARE COUNTY ZONING COMMISSION

1:00 p.m.

Wednesday, April 19, 2023

Conference Room (basement), Delaware County Courthouse

301 E Main Street, Manchester, Iowa

Commissioners Present: Chairperson John Zietlow, Vice Chair Brad Kimmerle, Commissioners Patti Glanz, Dave Kronlage, and Kris Cooley.

Commissioners Excused: None.

Commissioners Absent: None.

Staff Members Present: Zoning Administrator Alex Linderwell, ECIA Senior Planner Laura Carstens. Peggy Hildebrand Deputy Auditor

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chairperson Zietlow at 1:00 p.m. and roll call taken. There were no members of the public in attendance.

MINUTES: Motion by Glanz, seconded by Cooley, to approve the minutes of the January 18, 2023 Zoning Commission meeting and the minutes of the February 15, 2023 Zoning Commission meeting as submitted. Motion carried by the following vote: Aye – Kimmerle, Glanz, Zietlow, Kronlage, and Cooley; Nay – None.

WORK SESSION:

Zoning Administrator Alex Linderwell explained that the purpose of this work session is to review and discuss potential Zoning Ordinance amendments for clarity and compliance with Iowa Code.

Definitions for Storage Warehouse vs Storage Garage: Mr. Linderwell reviewed storage warehouses are allowed as an accessory use in C-1 and C-2 commercial districts conjunction with a permitted principal use or structure, and they are allowed as a principal use in the I-1 and I-2 industrial districts. He noted that there is no definition for storage warehouse, but there is a definition for storage garage.

Mr. Linderwell noted that he has had requests to build standalone mini-storage rental units, but the accessory use limitation in the commercial districts has stalled some projects. ECIA Senior Planner Laura Carstens suggested staff could review how other counties handle these types of storage rental units and develop a definition for storage warehouse, and then bring the results back to the Commission. Commissioners agreed.

Reference to A-1 Agricultural District in Commercial and Industrial Districts: Mr. Linderwell reviewed Industrial Districts refer to the commercial districts for additional permitted uses and structures. The Commercial districts refer to the Agricultural district for additional permitted uses and structures. However, there are several residential uses in the Ag district that probably would not be a good fit in a commercial or industrial district.

Discussion followed as to what uses would be appropriate and what uses would not be appropriate, inconsistencies between uses in the different districts, and if taxable and non-taxable services could be a way to distinguish uses. Mr. Linderwell suggested they begin by amending the I-1 District to refer only to the non-residential uses and structures in the C-2 Commercial District as a start. Commissioners agreed.

Manufactured, Mobile, and Modular Homes, and Land-Lease Communities: Ms. Carstens explained the Zoning Ordinance has been pre-empted to some extent by recent Iowa Code amendments. She noted ISU Extension and the Iowa League of Cities provide good reviews of the recent updates to Iowa Code, and the impact on cities to regulate these types of dwellings and housing communities. These same impacts apply to counties. She explained the effect of the recent state code amendments on the County's existing regulations is shown in a redline version. The clean version shows the resulting recommended amendments. Discussion followed. Commission consensus was to review and discuss this information at an upcoming meeting.

Home Based Businesses: Ms. Carstens explained the Zoning Ordinance has been pre-empted to some extent by a 2022 amendment to Iowa Code Chapter 335 County Zoning. She explained the effect of the recent state code amendments on the County's existing regulations is shown in a redline version. The clean version shows the resulting recommended amendments. Discussion followed. Commission consensus was to review and discuss this information at an upcoming meeting.

Other potential ordinance amendments: Commissioners had no suggestions for other amendments. Mr. Linderwell indicated staff would bring forward items for discussion as they came up.

ITEMS FROM PUBLIC: None.

ITEMS FROM Commission: Other Business - None.

ITEMS FROM STAFF: Next Meeting - May 17, 2023. Mr. Linderwell explained that there will be a rezoning case at the May 17 meeting initiated by the County for a subdivision in the Lake Delhi area that is zoned A-1 but should be zoned R-4.

ADJOURNMENT: Motion by Kronlage, seconded by Kimmerle, to adjourn the April 19, 2023 Zoning Commission meeting. Motion carried by the following vote: Aye – Kimmerle, Glanz, Zietlow, Kronlage, and Coe; Nay – None. The meeting adjourned at 2:01 p.m.

Respectfully submitted,
Alex Linderwell, Zoning Administrator

Adopted: