

DRAFT MINUTES

DELAWARE COUNTY ZONING COMMISSION

1:00 p.m.

Wednesday, February 21, 2024

Conference Room (basement), Delaware County Courthouse

301 E Main Street, Manchester, Iowa

Commissioners Present: Chairperson John Zietlow, Commissioners Patti Glanz and Dave Kronlage.

Commissioners Excused: none.

Commissioners Absent: none.

Staff Member Present: Zoning Administrator Alex Linderwell and ECIA Senior Planner Laura Carstens (via Teams).

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chairperson John Zietlow at 1:17 p.m. and roll call taken. There were no members of the public present.

MINUTES: Motion by Glanz, seconded by Kronlage, to approve the minutes of the January 17, 2024 Zoning Commission meeting. Motion carried by the following vote: Aye – Glanz, Kronlage, and Zietlow; Nay – None.

PUBLIC HEARINGS:

CASE: 1-24 Rezoning – 2525 210th Ave (aka Big Sky Event Center, LLC) in Section 24, Township 88, Milo Township, Range 5, Delhi, Iowa

Applicant: Shawn and Heidi Reth

Proposal: Rezone Big Sky Event Center from A-1 to C-2 General Commercial

Chairperson Zietlow opened the public hearing.

Heidi Reth, 2539 210th Avenue, Delhi, Iowa, applicant and property owner, reviewed the request is to rezone an existing building and surrounding site for the Big Sky Event Center at 2525 210th Avenue, Delhi, Iowa from A-1 Agricultural to C-2 General Commercial to accommodate their business. Ms. Reth explained they plan to typically serve up to 100 people for various types of events, parties, graduations, weddings, etc.

Zoning Administrator Linderwell reviewed the staff report. He explained that any rezoning needs to look at the big picture of all potential permitted uses. He provided the list of permitted uses in the C-2 General Commercial district to the Commissioners for review. He noted the site to be rezoned has a low CSR2 rating and is 1.66 acres.

Discussion followed. Mr. Reth explained they would like to complete site improvements and open the event center this spring. Commissioners felt the request was appropriate.

Motion by Kronlage, seconded by Glanz, to approve Case 1-24 Rezoning as presented. Motion carried by the following vote: Aye – Glanz, Kronlage, and Zietlow; Nay – None.

CASE: 2-24 Zoning Ordinance Amendment – Update Definitions for garages, mini-warehouses, wholesaling and warehousing. Update districts permitted and accessory uses for garages, mini-warehouses, wholesaling and warehousing.

Chairperson Zietlow opened the public hearing.

Zoning Administrator Linderwell reviewed the staff recommendations based on the Commission's previous discussion and direction. Discussion followed on the types of uses: principal, accessory, and special exception, and the different types of commercial zoning districts.

Zoning Administrator Linderwell reviewed the recommended revised definition for private garage and storage garage, and the new definitions for mini-warehouse, wholesaling, and warehousing. He also explained the chart showing types of uses and suggested zoning districts. The Commission felt the amendment was appropriate.

Motion by Glanz, seconded by Kronlage to approve Case 2-24 Zoning Ordinance Amendment as presented. Motion carried by the following vote: Aye – Glanz, Kronlage, and Zietlow; Nay – None.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: Other Business:

Potential Zoning Ordinance Amendments: Zoning Administrator Linderwell the Board of Adjustment is working on a proposed Zoning Ordinance amendment for decommission of communication towers, similar to decommissioning of wind energy conversion systems. Discussion followed on wind energy regulations in other counties. Zoning Administrator Linderwell mentioned regulations for solar energy systems may be discussed.

New Commissioners: Zoning Administrator Linderwell mentioned the Board of Supervisors will be appointing two new Commissioners, and training will need to be set up.

ITEMS FROM STAFF: Next Meeting: March 20, 2024.

ADJOURNMENT: Motion by Kronlage, seconded by Glanz, to adjourn the Zoning Commission meeting. Motion carried by the following vote: Aye – Glanz, Kronlage, and Zietlow; Nay – None. The meeting adjourned at 1.:48 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: