

**Minutes**  
**DELAWARE COUNTY ZONING COMMISSION**

1:00 p.m.

April 16, 2025

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

**Commissioners Present:** Chair Zietlow, Vice Chair Glanz, Commissioner Recker

**Commissioners Excused:**

**Commissioners Absent:**

**Staff Member Present:** Zoning Administrator Alex Linderwell.

**CALL TO ORDER AND ROLL CALL:** The meeting was called to order by Chair Zietlow at 1:04 p.m. and roll call taken. A sign-in sheet was distributed. Those members of the public in attendance are listed below.

First and Last Names	Street Address	City, State	Zip Code
Dan Lett			
Josh Lahr	2943 140 <sup>th</sup> Ave	Ryan	52330
Randy Harbach	108 Gay St	Delhi	52223
Scott Fenton	2346 210 <sup>th</sup> St	Manchester, IA	52057

**MINUTES:** Motion by Glanz, seconded by Recker, to approve the minutes of the November 20, 2024 Zoning Commission meeting as submitted. Motion carried by the following vote: Aye – Glanz, Zietlow, Recker; Nay – None.

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**CASE: 1-25**                      **Rezoning – 2114 State HWY 38 in Section 32, Township 89, Oneida Township, Range 4, Manchester, Iowa**

**Applicant:**                      Joshua Lahr, 2943 140th Avenue, Ryan, IA 52330

**Property Owner:**            Randy Harbach, 108 Gay Street, Delhi, IA 52223

**Proposal:**                      Rezone Property from A-1 Agricultural to I-1 or I-2 Industrial

Chair Zietlow opened the public hearing and summarized the request of applicant. Chair Zietlow asked for a presentation by the applicant.

Applicant Josh Lahr spoke in favor of the request. He explained that part of his application for the IDNR for tire recycling states the property must be zoned Industrial or Commercial. He also explained the other rules for his application with IDNR. He explained that all of the operation will be enclosed, and that there are many inspections from IDNR. The next closest operation is in Des Moines and there are few in the region. He stated he would be limited in the number of tires on hand and would collect them from local businesses. He stated he would also take tires from individuals.

Zoning Administrator Linderwell reviewed the staff report.

Chair Zietlow asked for public comments. Randy Harbach asked what this would do to his taxes. Linderwell stated that zoning and tax class are two different classifications. Linderwell asked that he speak to the Assessor's Office what it would do to his property value.

Chair Zietlow closed the public hearing. Commission members reviewed the standards for review, and discussion followed.

Motion by Recker, seconded by Glanz, to approve the rezoning as presented based on the standards for review have been met without conditions. Motion carried by the following vote: Aye –Glanz, Zietlow, and Recker; Nay – None.

**CASE: 2-25**                      **Zoning Ordinance Amendment – Requiring Blueprints for zoning applications**

**Applicant:**                      Delaware County Assessor

**Proposal:**                      Amend Section 5.03. Zoning Permit, Subsection A.1. Application for Zoning Permit, to require blueprints for zoning applications; and amend Section 8. Definitions to add a definition for Blueprints.

Chair Zietlow opened the public hearing and summarized the request of applicant. Chair Zietlow asked for a presentation by the applicant.

Delaware County Assessor spoke in favor of the request. Dan explained that he and his staff have a challenging time getting into houses, and it would be easier and more accurate to get a copy of blueprints when submitting a zoning application than trying to measure it after the fact. He feels this will be beneficial to his office as well as the Zoning Department.

Zoning Administrator Linderwell reviewed the staff report. He noted it could be beneficial for his office for determining number of bedrooms for septic systems, as well as for more accurate site plans.

Chair Zietlow asked for public comments. There were no public comments.

Chair Zietlow closed the public hearing. Commission members reviewed the standards for review, and discussion followed.

Motion by Glanz, seconded by Recker, to approve the Zoning Ordinance Amendment as presented based on the standards for review have been met without conditions. Motion carried by the following vote: Aye –Glanz, Zietlow, and Recker; Nay – None.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM Commission:** Zietlow may be gone for the next meeting.

**ITEMS FROM STAFF:** Next Meeting is scheduled for May 21<sup>st</sup>.

**ADJOURNMENT:** Motion by Glanz, seconded by Recker, to adjourn the Zoning Commission meeting.  
Motion carried by the following vote: Aye –Glanz, Zietlow, and Recker; Nay – None.

The meeting adjourned at 1:54 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: