

DRAFT 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: All Present

Commissioners Excused: N/A

Commissioners Absent: N/A

Staff Member Present: Zoning Administrator Alex Linderwell.

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Zietlow at 1:01 p.m. and roll call taken. A sign-in sheet was distributed. Those members of the public in attendance are listed below.

MINUTES: Motion by Recker, seconded by Zietlow, to approve the minutes of the April 16th, 2025 Zoning Commission meeting as submitted. Motion carried by the following vote: Aye – Zietlow, Recker, Seeley, Eckman Nay – None

CASE: 3-25

**Rezoning – 2204 320th St Hopkinton, IA 52237 Union Township Sec 30 Twp 87
Rng 4 Parcel ID: 370300000130, 370300000140**

Applicant: Compass Mining Inc **Owner:** Dale Hosch

Proposal: Rezone Property from A-1 Agricultural to I-1 Light Industrial

Chair Zietlow opened the public hearing and summarized the request of applicant. Chair Zietlow asked for a presentation by the applicant. They presented the Commissioners with a packet that outlines their request and how BitCoin Mining works. They stated that they had trusted a 3rd party initially and took a hands off approach with their initial request. They said they are now working with local contractors and companies so they don't have issues, as they did with their 3rd party. They said the noise will be lessened when louvers are added to the containers. They said that MVEC, and CIPCO stated there will be no electrical interference from the proposed expansion.

Commissioner Eckman asked how they chose the site. Compass Mining responded that they work with the power company to help locate substations that produce more power than they are using. They then work with the landowners nearby to find a suitable location. They feel taking a small portion of valuable farm ground is worth the investment.

Commissioner Eckman asked if any of the other Commissioners have been by the site, she stated that she had been by the property. She said she owns a motorcycle and feels that it sounds similar to that at the site. Compass Mining responded with having their 3rd party sound engineer Tak Yamashita (via Zoom) (GlowPro AV) talk about his findings. While powered up the max decibel rating is 94.7 decibels and the minimum while powered down is 47.6 decibels on the site. The findings state that at ½ mile in all directions the decibel readings with ambient noise levels approximately 50-70 decibels while powered up/down. He stated that the noise levels from the facility should be masked by the ambient noise.

Commissioner Seeley asked if they were to add the soundproofing louvers, how many decibels would it reduce the noise at the site. They feel it would reduce the noise approximately 20 decibels.

Commissioner Eckman asked if they have other facilities, and if they have had any complaints. They stated they have 12 other facilities across the US and Canada. They had complaints at 1 location in Minnesota. They said it was in regards to sound. They added the louvers which they would like to do here, and they have not had issues since that time.

Eliot Winch, 3140 231st Ave Hopkinton, IA 52237, spoke opposed to the request. He said that he can hear the noise located over a mile away from the data mining center. He does not feel it should be allowed to continue or expand operations.

John Orr, 3224 215th Ave Hopkinton, IA 52237, spoke opposed to the request. He said that his wife was stopped on the road by people from out of state and worries about the safety of his family having this company with out of state employees roaming near the facility. He also expressed health concerns with the constant sound and electricity.

Myron Zumbach, 2078 330th St Coggon, IA 52218, spoke opposed to the request. He said that many years ago the pipeline came through with a similar message, that they wouldn't know they are here, they aren't going to cause issues, but this is not true. He said wind turbines, the new pipeline has all been the same message. He is also able to hear the noise at his property 3 miles away. He feels the Commission would make a mistake by allowing this.

Jim Shover, 3067 200th Ave Hopkinton, IA 52237, spoke opposed to the request. He asked what does the community gain from this proposal. He also stated that he feels this has had an impact on his lights flickering lately.

Doug DeShaw, 3227 220th Ave Hopkinton, IA 52237, spoke in favor of the request. He stated that Dale Hosch, the owner of the facility approached him before any of this occurred and did not have issue with it. He stated that there are 14 hog buildings near his property and was not asked before they were constructed.

Ryan and Katie Moriarity, 3099 230th Ave Hopkinton, IA 52237, spoke opposed to the request. He said that he can hear the noise located over a mile away from the data mining center. He does not feel it should be allowed to continue or expand operations. His wife Katie played a clip from their house of a low frequency humming they can hear from their home. He and his wife each read a letter aloud (attached).

Dale Hosch, Hopkinton, IA 52237, spoke in favor of the request. He said that he was approached by the company to lease his ground. He also stated that he is in daily contact with the company. They are very receptive to any issues that arise, and feels this will create jobs and be a huge addition to the community.

Commissioner Eckman read 4 more letters aloud that they had received from Matt Melchert, Jake Borntreger, Amy/Bill Krapftl and Chet Winch for public comment (attached below).

Zoning Administrator Linderwell reviewed the staff report. He noted the initial person who came in for

permits from UR Energy stated that the facility would be a couple of shipping containers that are climate controlled. He stated that it would not generate much noise and that it should fall within the A-1 agricultural district, as it is in association with utilities and that most other districts have zoned them this way. There was also supposed to be no electrical interference. UR Energy stated that they were the owner/operator of the site. There was a phone call from another county entity in January and Linderwell had went to the site to find what was going on. The findings were that the site plan had changed. It was also made known that the extent was not fully disclosed as to the intensity of the development. There was a temporary use permit issued and a rezoning application given to UR Energy. UR Energy then informed Linderwell the containerized units are a temporary use, and they would be constructing a larger facility. Once the site went live in April, Delaware County began receiving complaints from surrounding landowners. UR Energy was contacted but with no response. Compass Mining then contacted the Zoning Office to see if the property was rezoned and proper permits were obtained. The property had not been rezoned, which the company thought it had been. They then filed to rezone the property. After filing, the Zoning Commission was unable to meet due to not having a quorum.

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

Chair Zietlow asked for the applicant's rebuttal. Compass Mining had said that they are willing to alleviate the issues that were presented. They want to be active in the community and good neighbors. They expressed they would like to try to make things right after the issues that their 3rd party had caused.

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

Motion by Eckman, seconded by Recker, to table the rezoning until they are able to visit the site and have some more time to reflect on the information presented. Motion carried by the following vote: Aye – Zietlow, Recker, Seeley, Eckman Nay – None

ITEMS FROM PUBLIC: None.

ITEMS FROM Commission: None.

ITEMS FROM STAFF: Next Meeting- Special Session 8-4-2025 at 1:00 PM

ADJOURNMENT: Motion by Recker, seconded by Zietlow, to adjourn the Zoning Commission meeting. Motion carried by the following vote: Aye – Zietlow, Recker, Seeley, Eckman Nay – None.

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted:

Public Comment:

Jake Borntreger

Per Phone Conversation

Wanted to express that he does not like the noise from the facility. It wakes him up at night and is the first/last thing he hears when he wakes/goes to bed. He feels it should be constructed in town in an industrial park. He would like some peace and quiet.

Public Comment:

Chet Winch

Per Phone Conversation

He wanted to express that he can hear the facility at his property, and event center very plainly. He said that he feels that companies should be able to do projects like this, as long as they don't interfere with neighboring properties and quality of life. He asked that if it is approved there be a condition limiting the noise of the facility, so it would not potentially impact his business.

Public Comment:

Katie Moriarity

Per Phone Conversation

She wanted express that she can hear low frequency noise pollution from the construction at her property. She has an audio clip to play for the board.

Public Comment:

Matt Melchert

Per Phone Conversation

He would like the request revoked and says nobody has been honest in the process and the company can not be trusted. He feels he would never be able to sell his property due to the sound. He is not in favor of this proposal.

Public Comment:

Ryan Moriarity

Per email:

Hi Alex,

I am stating my strong opposition to the current permit and the newly proposed expansion of the crypto mining operation in our neighborhood. The current noise levels with the operation are already affecting the quality of life in our area, and I am particularly concerned about the additional noise pollution that will inevitably come with an expansion.

With my home being over 1.3 miles away as the bird flies and the corn fields filled with corn, we can hear the noise, wind or no wind. The situation will only worsen when the crops are harvested. The everyday ongoing noise produced by the crypto mining operation will continue to create an unbearable sound environment that will disturb both residents and wildlife alike. Our neighborhood also houses the Rustic Creek Event Center; nothing more says Welcome to the Delaware County than having a loud humming sound in the background while you are saying your wedding vows.

I urge you to reconsider the expansion plan and the current permit for the operation currently on the property. The mining company did not disclose the full extent of their intentions and deceptively obtained a permit in the fall of 2024. The original permit should be rescinded due to the deceptive

practices. Also, take into account the adverse effects it will have on our community's peace and environmental health. Thank you for your attention to this serious matter.

Dear Alex,

My husband and I live near the bit coin mine near Buck Creek. I am very concerned about the proceedings today with the pending decision with the zoning board.

I am going to forward a recent email sent to the county supervisors that I wanted you to be privy to. I did not get a response.

Please having the zoning commission take our well-being into consideration to uphold a decent quality of life for Delaware County's rural residents.

Thank you for your public service-

Amy Krapfl

Dear Supervisors,

Our family and neighborhood are adversely impacted by the bit coin mining taking place near our home west of Buck Creek.

Growing up working on a farm and continuing that legacy, we appreciate the peace and quiet of living in the country after a hard day's work.

Yes- there are noises tied to agriculture production, but not of the nature where it is heard 24 hours a day/seven days a week/ all year long.

Conveniently this operation sprung up quickly and activated without any known outreach about the nuisance of its presence.

We do not want to see this facility expanded and regret to have not taken action prior to its existence.

Thanks for paying attention to this significant matter.

Amy and Bill Krapfl

Zoning Commission Sign In Sheet: PLEASE PRINT

Meeting Date: 7/16/2025

	First and Last Name	Street Address	City	Zip
1.	ED WILFELTZ	108 FRANKLIN ST	DELHI	52225
2.	Dale Hoyer	Hopkinton	Hopkinton	
3.	Doug Deshaw	Hopkinton	3227 220TH AVE	
4.	Myron Szumbar	Coggon		
5.	Betty Szumbar	2078 330 th ST	Coggon	52218
6.	Joe	3224 215 th Ave	Hopkinton	
7.	Dennis Orr	3257 210 th Ave	Coggon	52218
8.	Andrew Steffensmeier ^{Randy Fitzgerald} Kevin Partridge	3149 220 th Ave	Hopkinton	52237
9.	Jason Wenger (Burrington Group)	105 W. Main St.	Manchester	52057
10.	Danzett	301 E Main St.	Manchester	52057
11.	Bill Knappl	3153 215 th Ave	Hopkinton	52237
12.	Erick Wirth	3140 231 st Ave	Hopkinton	52277
13.	Tom Shower	3067 200 th Ave	Hopkinton	52237
14.	Joyce Shower	3067 200 th Ave	Hopkinton	52237
15.	Byron Moriarty	3099 230 th Ave	Hopkinton	52032
16.	Katie Moriarty	3099 230 th Ave	Hopkinton	52237
17.	Jaimie Mansfield	Compass Mining 251 Little Falls, DE	Wilmington DE	
18.	Vishnu Mackenberry	11 11	11 11	
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