

**DRAFT MINUTES**

**DELAWARE COUNTY ZONING COMMISSION**

1:00 p.m.

August 4<sup>th</sup>, 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 1:00 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 Eckman, to approve the minutes of the July 16th, 2025 Zoning Commission meeting as submitted. Motion carried by the following vote: Aye – Zietlow, Recker, Seeley, Eckman Nay – None

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**CASE: 3-25**                      **Tabled: Rezoning – 2204 320<sup>th</sup> 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

**Untabled:** Motion by Seeley, seconded by Recker. Motion carried by the following vote: Aye – Zietlow, Recker, Seeley, Eckman Nay – None

Chair Zietlow stated that he had visited the site for around 1 hour. He had gone all directions from the site to listen to the noise levels. He said to the south he did not hear it. To the north he could hear it somewhat. He was unable to hear it to the east and west as well. He had thought the site was somewhat untidy and vegetation was somewhat overgrown.

Commissioner Eckman stated she had been to the site as well. She felt that as according to the comprehensive plan page 76, there are sufficient industrial sites located within the county. She also felt that the CSR of 90% of the site is high, and should not be taken out of production.

Commissioner Seeley went to the site up to the fence and with his equipment, registered 80-88dB near the fence. To the east, west and south could not hear over ambient noise. To the north he could clearly hear it. He asked Compass if adding the noise dampening would lower levels 20-30dB?

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.

Shanon Squires with Compass Mining stated that they use rockwall insulation that acts as a muffler on a car and that it would greatly reduce the noise. Their sound engineer, Tak, joined the call via Zoom and

stated that it would be feasible to reduce it to 73-78dB at the site and approximately 55-60dB (ambient noise) elsewhere.

Discussion between the commissioners ensued on topics such as noise, what noise levels are acceptable, and the site.

Commissioner Recker asked about adding a concrete wall like what highways use to mitigate sound.

Shanon Squires with Compass Mining said any physical barriers will work, however, it doesn't absorb sound as well as the rock wall insulation.

Commissioner Eckman asked for a motion to recommend denying based on page 10 of the comprehensive *Recognize agricultural lands outside the urban fringe areas as an important natural resource of the region, and to preserve agricultural soils that have historically exhibited high crop yields and are considered most suitable for agricultural production.*

There was no 2<sup>nd</sup> at that time.

Commissioner Seeley discussed with the board some potential conditions. Construction of the new buildings must begin within 60 days of rezoning approval and be completed within 9 months. If substantial progress is not made within this timeframe, the Zoning Commission reserves the right to review the rezoning status and may result in revocation of the rezoning or modification of permitted use by the Board of Supervisors. Once new buildings are in place, noise levels shall not exceed 55 decibels measured at 300 feet from the operational buildings in all directions, as verified by a certified third-party study with costs incurred by Compass Mining.

An unannounced certified post-construction sound study by a third party with the site running at max capacity must be submitted within 60 days after the new buildings are completed and operational.

A follow-up public hearing shall be scheduled within 9 months of this approval to assess compliance.

Failure to comply with any of these conditions may result in revocation of the rezoning or modification of permitted use by the Board of Supervisors.

The Zoning Commission then

Commissioner Recker left the meeting at 2:22PM and rejoined the meeting at 2:25PM via phone call.

Commissioner Seeley asked for Commissioner Eckman to restate her motion.

Commissioner Eckman asked for a motion to recommend denying based on page 10 of the comprehensive *Recognize agricultural lands outside the urban fringe areas as an important natural resource of the region, and to preserve agricultural soils that have historically exhibited high crop yields and are considered most suitable for agricultural production.*

Commissioner Seeley seconded the motion, and asked to amend the motion.

The amended motion goes as follows: motion to recommend denying due to the original application that mislead decision making by Delaware County and the Comprehensive plan where it states that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity and appearance. Encourage developments to locate within existing cities and established urban fringe areas where adequate public services are planned or can be provided. Recognize agricultural lands outside the urban fringe areas as an important natural resource of the region, and to preserve agricultural soils that have historically exhibited high crop yields and are considered most suitable for agricultural production. Discourage development of productive agricultural soils by nonfarm uses in the non-fringe areas.

Motion by Eckman, seconded by Seeley, 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: August 20<sup>th</sup>, 2025

**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: