

DRAFT MINUTES

DELAWARE COUNTY ZONING COMMISSION

1:00 p.m.

December 17, 2025

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

Commissioners Present: Chair Zietlow, Vice Chair Recker, Commissioner Eckman

Commissioners Excused: Commissioner Seeley

Commissioners Absent: None

Staff Member Present: Zoning Administrator Alex Linderwell, Clerk Jill Kvigne

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Zietlow at 1:00 p.m. and roll call taken. No members of the public were present.

MINUTES: Motion by Eckman, seconded by Recker, to approve the minutes of the August 20th, 2025 Zoning Commission meeting as submitted. Motion carried by the following vote: Aye –Zietlow, Recker, Eckman; Nay – None.

CASE: 5-25

Zoning Ordinance Amendment – Amend regulations for commercial communications station and tower facility (cell tower)

Applicant: Delaware County Board of Adjustment

Proposal: Amend Section 2.01 A-1 Agricultural District, Subsection D. 2.; Section 2.07 C-2 General Commercial District, Subsection D. 1.; Section 2.0 I-1 Light Industrial District, Subsection D. 2.; and Section 2.09 I-2 Heavy Industrial District, Subsection D. 2.

Chair Zietlow opened the public hearing and asked Zoning Administrator Linderwell to summarize the request of the Board of Adjustment. He explained that the Board has been working on adding language for cell tower decommissioning for over a year. Chair Beswick of the board had asked about what was in place for decommissioning language and used some of the language from our WECS ordinance to add to the zoning ordinance.

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 Eckman, seconded by Recker, to recommend approving the ordinance amendment as presented. Motion carried by the following vote: Aye –Zietlow, Recker, Eckman; Nay – None.

ITEMS FROM PUBLIC: None

ITEMS FROM Commission: None

ITEMS FROM STAFF: Next Meeting January 21, 2026 if the Commission would like to meet.

ADJOURNMENT: Motion by Recker, seconded by Eckman, to adjourn the meeting. Motion carried by the following vote: Aye – Zietlow, Recker, Eckman; Nay – None.
The meeting adjourned at 1:45 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: