

DRAFT MINUTES

DELAWARE COUNTY ZONING COMMISSION

1:00 p.m.

8-12-2026

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

Commissioners Present: Chair Zietlow, Commissioners Eckman, Seeley, and Recker.

Commissioners Excused: N/A

Commissioners Absent: None

Staff Member Present: Zoning Administrator Alex Linderwell, Jill Kvigne

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Zietlow at 1:00 PM and roll call taken. A sign-in sheet was distributed. Those members of the public in attendance are attached.

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

CASE: 1-26

Rezoning – 2204 320th St Hopkinton, IA 52237 Union Township Sec 30 Twp 87 Rng 4

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 at 1:08 PM and summarized the request of applicant. Chair Zietlow asked for a presentation by the applicant. Curtis Harris and Shannon Squires, both of Compass Mining, gave a presentation on the proposed expansion of the Bitcoin Mining site and upgrades to the existing site. They spoke to the noise reduction, and techniques of how the sound has been reduced. They stated that there would be no harm to the existing power supply, and cited a letter of support from Maquoketa Valley REC. They also paid for any additional work done to the power supply and infrastructure for their project. This facility does not utilize water cooling, and does not have a well on site. They also spoke about their involvement in the community.

Commissioner Eckman addressed a variety of questions about the proposal and application questionnaire directly to the applicant. Eckman noted a number of concerns related to the original application, comprehensive plan, and zoning ordinance.

Chair Zietlow asked for public comments.

Jim Kernan, 156 W Union St Manchester, IA 52057, asked if the sound study was done during the day or night.

Randene Orr, 3224 215th Ave Hopkinton, IA 52237, expressed concerns over noise. Compared it to the sound of a jet engine.

Jon Orr, 3224 215th Ave Hopkinton, IA 52237, expressed concerns regarding power consumption, price

increases, and oversight if water was being utilized on the property.

Randy Fitzgerald, 3149 220th Ave Hopkinton, IA 52237, expressed that this does not align with Comprehensive Plan, sets a dangerous precedent if approved, and they have misled county officials in the past.

Doug DeShaw, 3227 220th Ave Hopkinton, IA 52237, stated that he lives in close proximity to the site and has not been affected by the noise. He feels tractors are much louder.

Myron Zumbach, 2078 330th St Coggon, IA 52218, expressed health concerns, concerns over power usage, and waste from the site when equipment is replaced. He proposes a moratorium on data centers.

Amy Krapfl, 3153 215th Ave Hopkinton, IA 52237, expressed concerns regarding noise, not following the Comprehensive Plan, company has a history of non-compliance.

Ryan Moriarity, 3099 230th Ave Hopkinton, IA 52237, expressed concerns regarding noise, feels they should be fined for non-compliance.

Dale Hosch, 2325 Jones Delaware Rd Hopkinton, IA 52237, owner of the land, feels this will bring revenue to the community and does less harm than hog facilities.

Matt Melchert, 3150 220th Ave Hopkinton, IA 52237, expressed concerns over the sound, and felt the company does not care.

Katie Moriarity, 3099 230th Ave Hopkinton, IA 52237, expressed that she can hear it 2 miles away in Buck Creek.

Commissioner Eckman provided photos from the site.

Chair Zietlow closed the public hearing at 2:47 PM. Commission members began deliberations.

Motion by Eckman, seconded by Seeley, to recommend denying the rezoning as presented based on standards not being met. Motion carried by the following vote: Aye –Zietlow, Eckman and Seeley; Nay – Recker.

ITEMS FROM PUBLIC: None.

ITEMS FROM STAFF: Next Meeting September 16, 2026

ADJOURNMENT: Motion by Eckman, seconded by Seeley, to adjourn the August 12th, 2026 Zoning Commission meeting. Motion carried by the following vote: Aye –Zietlow, Recker, Eckman and Seeley; Nay – None.

The meeting adjourned at 3:12 PM

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: