

TAMA COUNTY ZONING COMMISSION MINUTES

Utility Scale Solar Ordinance Public Hearing

Wednesday July 30, 2025

Board members present: Doug Dvorak, Carol Meyer, Wade Mitchell, Steve Petersen. Jody Boldt participated via Teams.

Four community members were present in the room, and two additional individuals were present on Teams.

MINUTES:

The meeting was called to order at 6:00 PM by Dvorak, followed by the Pledge of Allegiance.

Motion by Meyer, second by Petersen to approve the tentative agenda. All Ayes, motion carried.

Minutes from the previous meeting 7/14/25 were reviewed. Motion by Petersen, second by Meyer to approve the minutes from July 14, 2025. All Ayes, motion carried.

Opening remarks were made by Zoning Administrator Laura Wilson, thanking the community members attending for the Utility-Scale Solar Ordinance Draft Hearing, and explaining the order of the meeting.

Two written comments were received ahead of the meeting, and were read to the board by Chairman Dvorak. Richard Arp's written comments were requesting a change to the ordinance for section 300.1 from having the Solar Access Regulatory Board being the Board of Supervisors, and instead change it to be the Board of Adjustment. Janet Wilson's written comments were similar, requesting the same change to section 300.1.

After discussing those two comments, the Board decided to make the change in the ordinance. This change prompted a review of the full ordinance to verify that all mentions of the Solar Access Regulatory Board were relating to the correct group of people for the various review processes.

The Public Hearing opened for comments by those in attendance at 6:58 PM.

Lynn Cizek had comments about the setback distances in section 404 and asked for clarification. She also asked about cleaning requirements for the solar panels in section 503.5.c.

Karen Murty had comments about solar farms near cities.

Additional discussion continued around setbacks and setback definitions. The Zoning Administrator also requested adding a submission requirement to include 6 bound hard-copies of all application materials in addition to a digital copy, and requested adding building permit extension regulations.

Motion by Meyer, second by Boldt to close the Public Hearing. Roll Call vote, all Ayes, motion carried and public hearing closed at 8:14 PM.

Motion by Petersen, second by Meyer to hold a second public hearing after the multiple changes made during this meeting. Roll Call vote, all Ayes, motion carried. The next meeting will be another Public Hearing over the Utility-Scale Solar Ordinance Draft. Tentative Date was scheduled for August 13, 2025.

Motion to adjourn by Petersen, second by Meyer. All Ayes, Motion Carried. Meeting adjourned at 8:18 PM.

***PLEASE NOTE THAT VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD MEETING HELD JULY 30, 2025 IS ALSO AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL ***

Respectfully Submitted,

Laura Wilson