

# TAMA COUNTY ZONING COMMISSION MINUTES

## Wind Ordinance Review

Wednesday Aug 27, 2025. Administration Building, 104 W State Street.

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

Four community members were present in the room, and one additional individual was present on Teams.

### MINUTES:

The meeting was called to order at 6:03 PM by Dvorak, followed by the Pledge of Allegiance.

Chairman Dvorak requested an amendment to the Agenda, to add a discussion of the Settlement Agreement between Tama County Board of Supervisors and Salt Creek Wind 2 regarding the proposed new wind project. Motion by Petersen, second by Meyer to approve the amended agenda. All Ayes, motion carried.

Minutes from the previous meeting 8/13/25 were reviewed. Motion by Meyer, second by Boldt to approve the minutes. All Ayes, motion carried.

Opening remarks were made by Zoning Administrator Laura Wilson, explaining supporting documents that were available to the Commission members for reference.

The commission reviewed and discussed the current Building Permit Fee Schedule. Options were discussed for how much to increase, as costs had not been changed since the ordinance creation in 1998. Inflation has increased in the United States by 98% between June 1998 and July 2025. Discussion included deciding if fees would still be specific and spelled out in the ordinance, or if it would change to a generic statement in the ordinance and future fees could be updated by Supervisors through resolutions. Commission members decided to keep the fees specific within the ordinance, which would require future changes to continue going through the public comment process for ordinance changes. Commission members decided to match the inflation rate, which doubles the existing costs of building permits and zoning certificates in all tiers of the fee schedule. The Commission also decided to add a stipulation that if construction begins before an application is submitted to the County, their building permit costs would be double.

Motion by Petersen, second by Boldt, to double the existing building permit fees, with a stipulation to include the date of the cost revision and the date of the recommended interval to review costs again within the ordinance.

Motion by Mitchell, second by Meyer, to charge double the fee if a building begins construction before getting a permit.

Commission discussed fees associated with requesting Variance or Special/Conditional Use Permit reviews by the Board of Adjustment. Current fees are \$50 for variance requests and \$75 for Conditional Use Permit requests. Postage has more than doubled since the creation of the 1998 Zoning Ordinance, and newspaper publication fees have also increased significantly in that time period. The Commission members decided to match the fees of neighboring Marshall County, at \$200 for both a Variance and a Conditional Use Permit

request. Motion by Meyer, second by Petersen, to follow suit with Marshall (County) and do \$200 and \$200 (for Variance and CUP charges). All Ayes, motion carried.

Comment by Al Shafbach suggesting that they can use a lot of the same sections they used in the recent Utility-Scale Solar Ordinance as far as CSR2 level and fees, with many other sections similar to Solar. He agrees that setbacks will have to be different with wind than solar. He also requests having strong wording to allow county employees to confirm compliance with ordinances within the construction time and operational complaint process.

Comment by Bob Husak about including protections from eminent domain. Additional comments were discussed in the room about decommissioning requirements.

Karen Murty asked for clarification on who had received notification letters for the upcoming public hearing on the Salt Creek Wind 2 project.

Future meeting dates were scheduled for September 10 for the public hearing for Fee updates and discussion of Wind ordinance updates for the topic of “siting and design”, and September 17 for discussion of wind ordinance updates for the topic of “siting and design”.

The Commission members had a discussion with the Zoning Administrator and community members in attendance about the details of the Settlement (development) Agreement draft that is the topic of an upcoming public hearing on Monday September 8, 9:30 AM.

Motion to adjourn by Petersen, second by Meyer. All Ayes, Motion Carried. Meeting adjourned at 7:57 PM.

***\*\*VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD MEETING HELD AUGUST 27, 2025 WILL BE AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL\*\****

Respectfully Submitted,

Laura Wilson