

TAMA COUNTY ZONING COMMISSION MINUTES

Zoning Ordinance Public Hearing for Fee Updates; Wind Ordinance Discussion

Wednesday Sep 10, 2025. Administration Building, 104 W State Street.

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

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

MINUTES:

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

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

Minutes from the previous meeting 8/27/25 were reviewed. Motion by Petersen, second by Mitchell to approve the minutes. All Ayes, motion carried.

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

Motion by Meyer, second by Petersen to go into Public Hearing regarding Building Permit/Zoning Certificate Fee Schedule and Special/Conditional Use Permit & Variance Request Fees. Roll Call vote: Boldt Aye, Meyer Aye, Dvorak Aye, Mitchell Aye, Petersen Aye. All Ayes, motion carried. Public Hearing opened at 6:04 PM.

Zoning Administrator Laura Wilson read through the proposed recommendation for changes. Variance and Special Conditional Use Permit Requests would increase to \$200.00 each. Building Permit/Zoning Certificate fee structure increases to the values within the following table:

<u>Value Of Structure, Building or Addition</u>	<u>Fee</u>
\$0.00 to \$1,000.00	\$60.00 Minimum
For each additional \$1,000.00 or fraction thereof, up to and including \$20,000.00	\$1.00 Per \$1,000.00
For each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00	\$0.50 Per \$1,000.00
For each additional \$1,000.00 or fraction thereof, exceeding \$50,000.00	\$0.20 Per \$1,000.00

Adding wording for “If construction begins before a permit is issued, the Zoning Certificate fees are to be doubled.” Adding wording for “These fees are revised as of Fall 2025; recommended to be reviewed/updated by Fall 2030.” Changes to Variance and Special/Conditional Use Permit fees were stated to be in line with neighboring Marshall County, and the increase in Zoning Certificate fees were in line with inflation rates since June 1998.

There were no public comments during the open public hearing time. Administrator Wilson and Chairman Dvorak asked multiple times in the room and online if there were any comments about the fee recommendations.

Motion by Petersen, second by Boldt to go out of public hearing. Roll Call vote: Boldt Aye, Meyer Aye, Dvorak Aye, Mitchell Aye, Petersen Aye. All Ayes, motion carried. Public Hearing closed at 6:07 PM.

Mitchell asked for clarification on the zoning fee schedule for when fees are required by our ordinance.

Motion by Meyer, second by Steve, to recommend the fee changes as previously read aloud to the Supervisors. Roll Call vote: Boldt Aye, Meyer Aye, Dvorak Aye, Mitchell Aye, Petersen Aye. All Ayes, motion carried.

Discussion of the updates to the wind ordinance draft began at 6:10 PM. Topic of review covered "Siting and Design Standards". Items within that topic included but were not limited to eminent domain protections, setback distances, maximum height of turbines, maximum number of turbines total within the county, E911 address requirements, buried depths of electrical lines, sound level requirements, and noise-effect easements.

Public comments were allowed throughout the discussion of the ordinance draft as questions came up during the meeting. Comments included opinions on waiver easements that carry through with land titles. Other comments were asking for clarity on discussions that were happening with the board members.

Motion to adjourn by Mitchell, second by Boldt. All Ayes, Motion Carried. Meeting adjourned at 8:01 PM.

Complaint was raised by a citizen in attendance that he had missed the public comment portion and had not been allowed to voice his opinion.

Motion by Boldt, second by Petersen to reconvene the meeting to allow his public comment. All Ayes, motion carried. Reconvened at 8:03 PM.

Comments presented by Linn Snell regarding the wording on the agenda heading, and thanking the board for working on this ordinance and questioning other procedural aspects of the meeting. Karen Murty also added comments relating to a local school board resolution that relates to a wind project in the county, separate from the Zoning Commission draft discussions.

Motion to adjourn by Petersen, second by Boldt. All Ayes, Motion Carried. Meeting adjourned at 8:06 PM.

*****VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD MEETING HELD SEPTEMBER 10, 2025 WILL BE AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL *****

Respectfully Submitted,

Laura Wilson