

TAMA COUNTY ZONING COMMISSION MINUTES

Wind Energy Conversion System Ordinance; Comprehensive Land Use Plan

Wednesday July 22, 2026. Administration Building, 104 W State Street.

Board members present: Doug Dvorak, Jody Boldt, Carol Meyer, Jim Niebergall, Steve Petersen.

0 community members were present in the room, and 2 were present on Teams.

MINUTES:

The meeting was called to order at 6:02 PM by Dvorak, followed by the Pledge of Allegiance.

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

Minutes from the previous meeting on 6/24/26 were reviewed. Motion by Boldt, second by Meyer to approve the minutes. All Ayes, motion carried.

Opening remarks were made by Zoning Administrator Laura Wilson.

Administrator Wilson explained Resolution No. 072226 on the agenda, with the updated requirements from the State Legislature on designating where public meeting agendas will be posted. Motion by Boldt, second by Peterson to approve the provided Resolution. Roll Call Vote; All Ayes, motion carried 5-0.

The members of the zoning commission discussed the comprehensive land use plan, and options for keeping the document concise. There was comparison to the Scott County "Chapter 2: Addendum A" as a possible reference for condensing the land use plan information. Multiple areas of the current outline were also discussed, including transportation, housing, natural resources, and historic sites.

Future meeting dates were discussed: The next meetings are tentatively scheduled for August 17 and 26, both at 6pm.

The zoning commission discussed the Wind Energy Conversion System (WECS) ordinance, starting with a short overview of the ordinance for the newest Zoning Commission member. There was discussion of the total number of commercial turbines to recommend for the county. The members reviewed section 400-600 (notice of intent and application process).

Motion to adjourn by Petersen, second by Meyer. All Ayes, Motion Carried. Meeting adjourned at 8:03 PM.

*****VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD MEETING HELD JULY 22, 2026 WILL BE AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL*****

Respectfully Submitted,

Laura Wilson

**RESOLUTION DESIGNATING THE PLACE AT WHICH NOTICE FOR MEETINGS OF
THE TAMA COUNTY ZONING COMMISSION SHALL BE POSTED**

Tama County Zoning Commission Resolution No. 072226

WHEREAS, the Iowa Legislature has amended Iowa's Open Meetings statute, Iowa Code Chapter 21.4, to require every governmental body to designate annually a prominent and conspicuous place for posting notice of its meetings; and

WHEREAS, beginning on July 1, 2026, such notice must be visible at all times for at least twenty-four hours prior to the meeting for which notice is being given; and

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION FOR TAMA COUNTY, IOWA:

Section 1. At least one full business day prior to the commencement of each meeting of the Tama County Zoning Commission, beginning with all meetings scheduled after July 22, 2026, through and including the first meeting held in 2027, regardless of its scheduled date, the Tama County Zoning Administrator shall post a meeting agenda that includes the time, date, and location of the meeting. The agenda shall be posted on the bulletin board located in the hallway of the Tama County Administration Building, on the glass exterior door on the south side of the Tama County Administration Building, and on the Tama County website (tamacountyiowa.gov) under the Zoning department.

Section 2. At the first meeting of 2027, and at every initial meeting of a calendar year thereafter, the Tama County Zoning Commission shall designate the place(s) at which notice of its meetings shall be posted for the following year.



Zoning Commission Chairman

7-22-26

Date