

Adams County Zoning Commission Meeting

Minutes

Located at the Corning Community Center

19 September 2023 at 5:00 pm

1. The meeting was called to order by Chairman, Rob Tucker at 5:00 pm.
2. A roll call of Zoning Commissions members present: Rob Tucker, Chairman, Lynn Brandt, Jason McManis, Tony Mullen, Patty Peterson.

Also present were Mr. David Levy (attorney) and Charles Bechtold (County Engineer/Zoning Administrator). The Adams County Board of Supervisors were in attendance. Other attendees were present: no sign-in sheet.

3. The agenda was amended to include a presentation by the Adams County Assessor. Agenda approval was motioned by Mullen, seconded by Peterson. Motion carried by unanimous vote.

4. Chairman Tucker discussed the meeting format. He discussed the objective and expectations of the Planning and Zoning commission. No public input would be allowed at this meeting but will be encouraged at future meetings.

5. The commission was given zoning documents and draft amendments to the zoning ordinance. Mr. Levy introduced himself and said that he would be a resource for the County. He discussed conditional use process, economic development, and protection of property rights.

6. Board of Supervisors Chairman Leland Shipley addressed the commission. He stated the need for the ordinance update. He included the need for legal opinion from Mr. David Levy. He provided a copy of the Iowa Code Chapter 335 and discussed the history of the commission in Adams County. Mr. Shipley then thanked the Planning and Zoning commission.

7. Mr. Steve Morris with Invenergy provided a visual demonstration of typical setbacks of wind turbines. Mr. Levy discussed property rights, and impact of zoning on landowners.

8. Mr. Ben Mullen, Adams County Assessor, provided a handout and discussed taxation in Adams County.

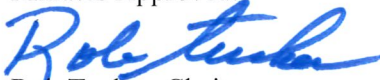
9. Mr. McManis motioned to select the next meeting for the 16th of October at 5:00 pm in the Corning Community Center. Mr. Mullen seconded the motion. Motion carried by unanimous vote.

The commissioners discussed the length of time for each citizen to talk at the next meeting. Mullen motioned that a three (3) minute time limit for each speaker. The motion was seconded by Peterson. Motion carried by unanimous vote.

Mr. Tucker concluded stating that all letters are to be sent to the Adams County Board of Supervisors. All speakers and letters are to be self-represented and not by proxy.

Peterson moved that the meeting be adjourned at 6:13 pm, seconded by Brandt. Motion carried by unanimous vote.

Minutes Approved:



Rob Tucker, Chairman
Authorized Representative Zoning Commission



Charles Bechtold, P.E.
Adams Co. Engineer/Zoning Administrator