

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 1:02 PM.

Those in attendance were Robert White, David Kaus, Keith Kruse, David Wyatt, Sharon McKeever, and Tammy McKeever. Special Guests included Steve Hallgren of Northwest Iowa Planning & Development.

The Planning & Zoning Commission reviewed the proposed comprehensive land use plan. Concerns were expressed in regards to non agricultural buildings never being allowed on property with a CSR of 65 or higher. Steve will address this concern. After corrections are made Tammy McKeever will send a copy of the comprehensive land use plan to the Board of Adjustment and post it on the Clay County website. A public hearing will be held on Monday, March 29, 2010 at 7:30 p.m.

Steve provided the Zoning Commission with the first four articles of the zoning ordinance for their review.

The next meeting will be held March 29, 2010 at 7:30 p.m. at the Clay County Administration Building.

Motion by David Kaus, seconded by Robert White, to adjourn the meeting. All those present voted aye. Motion carried. Meeting adjourned at 2:45 p.m.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 7:36 PM.

Those in attendance were Robert White, David Kaus, Keith Kruse, David Wyatt, Sharon McKeever, and Tammy McKeever. Special Guest included Steve Hallgren of Northwest Iowa Planning & Development.

Motion by Robert White, seconded by David Wyatt to approve the minutes of meeting no. 254 on March 8, 2010. All those present voted aye. Motion carried.

The time having arrived for the public hearing on the proposed comprehensive land use plan, the Planning & Zoning Commission reviewed the plan and discussed corn suitability ratings and added an additional goal.

Following all discussion, it was moved by David Kaus, seconded by David Wyatt to recommend to the Clay County Board of Supervisors to adopt the Clay County Comprehensive Land Use Plan. All those present voted aye. Motion carried.

The Zoning Commission began discussion in regards to the draft ordinance.

The next meeting will be held Thursday, April 15, 2010 at 7:30 p.m. at the Clay County Administration Building.

Motion by Robert White, seconded by David Kaus, to adjourn the meeting. All those present voted aye. Motion carried. Meeting adjourned at 8:48 p.m.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 7:15 PM.

Those in attendance were David Kaus, Keith Kruse, David Wyatt, Sharon McKeever, and Tammy McKeever. Special Guest included Steve Hallgren of Northwest Iowa Planning & Development.

A public hearing will be held on Monday, May 17, 2010 for the wind turbine project. Tammy McKeever, Clay County Zoning Administrator will provide written instructions for conducting the meeting.

The Planning & Zoning Commission reviewed definitions of the proposed Clay County Zoning Ordinance.

The next meeting to review zoning ordinances will be held Monday, May 24, 2010 at 7:00 p.m. at the Clay County Administration Building.

There being no other business, the meeting adjourned at 9:15 p.m. by general consensus.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 7:00 PM.

Those in attendance were David Kaus, Keith Kruse, David Wyatt, Sharon McKeever, Rita Smith and Tammy McKeever. Absent: L.R. Petersen and Robert White. Special Guest included Michael Houchins, Clay County Attorney.

The time having arrived on the public hearing on petition number #21-09 of High Point Wind, LLC., 700 Universe Boulevard, Juno Beach, FL 33408 for a special exception use permit to construct wind turbines in Sections 4, 5, 6, 8, 9, 10, 14, 15, 16, 17, 20, 21, 22, 27, 28 and 29 of Township 97, Range 38 West of the 5th P.M., all in Clay County, Iowa

Tammy McKeever, Clay County Zoning Administrator, explained the application and reported procedures to date. All property owners within 500 feet of the exterior of the above described property were notified and a notice was published in the Daily Reporter. Letters of support and objection were read as follows:

December 7, 2009

FROM: Robert & Lisa Doran, 3010 130th St. , Everly, IA 51338

TO: The Clay County Zoning Board of Adjustment
Clay County Administration Building
Spencer, IA 51301

RE: High Point Wind, LLC
Request for Special Exception Use Permit

Dear Friends:

We are husband and wife and are the owners of real estate described as:

A Tract of land located in the Northwest Quarter (NW ¼) of Section Twenty-two (22), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa, more particularly described as follows:

Commencing at the northwest corner of said Northwest Quarter (NW ¼); thence south on the west line thereof 806 feet; thence East 806 feet parallel with the north line of the Northwest Quarter (NW ¼) ; thence North 806 feet on a line parallel with the west line of said Northwest Quarter (NW ¼) ; thence West on the north line of said Northwest Quarter (NW ¼) a distance of 806 feet to the point of beginning, containing 15 acres, more or less (locally known as 3010 130th Street, Everly, Iowa).

As to our described real estate, **WE SPECIFICALLY OBJECT** to the issuance of any special exception use permit to High Point Wind, LLC, which would allow that company to construct wind turbines and appurtenances thereto closer than the required setbacks **AS TO PROPERTY BORDERING ON OUR ABOVE DESCRIBED REAL ESTATE ONLY.**

We do not have objection to the issuance of such a permit regarding areas which would not affect our real estate.

We wish to stress that our above – described real estate is used by us as our residence. We feel that the variance from the setbacks as to our property will adversely affect our use and enjoyment of our residential property.

Thus, we request the County Board of Adjustment to not grant this special use permit, again only as to real estate bordering upon our above- described residential real estate.

Thank you for your consideration.

Bob Doran Lisa Doran

May 10, 2010

Clay County Zoning Board of Adjustment
Clay County Administration Building
Spencer, Iowa

RE: Appeal No. 21-09 and 22-09
Attachment to Application for Variance dated May 7, 2010
High Point Wind, LLC

As “non-participating land owner” adjacent to the proposed wind turbines #157 to #167 in sections 20,21,28, and29 of Township 97, Range 38 West of the 5th P.M., we oppose the requested “blanket variance” from Clay County’s setback requirement to our adjacent property in Section 28 and 29 for the following reasons:

1. Page 4 “If the adjoining landowner grants an overhang easement, the turbine can be placed right next to the property line,”
2. A “Blanket Variance” does not state any exact location for turbine placement.
3. This could cause possible problems with the use of large farm equipment as well as the use of crop duster planes.
4. A turbine or blade or meteorological tower could fall onto our property. This could entail machinery and /or workers to repair, remove or replace them. This could cause loss of crops, compaction of soil and possible loss of normal cropping practices.

5. It could discourage possible future use of our property for an acreage on which to build a house.
6. We want to preserve our land as prime A1 Zoned Agricultural.

Therefore, we want the current Clay County Zoning set back requirements to remain on all properties adjacent to our property lines.

Respectfully submitted,
Norman N. & Alice Nielsen
2002 3rd Avenue West, Spencer, Iowa 51301

December 1, 2009

To: Clay County Board of Adjustment

From: Clay County E911 Joint Service Board

RE: E911 service signage

Board of Adjustments,

The Clay County E911 service board believes that it is important for us to have appropriate and clearly visible 911 signage placed at the location of the Highpoint Wind turbine project.

Our request is that compliant 911 signage be placed at every location where their service road meets a county road. This will allow dispatchers to more efficiently direct our First Responders to proper location of any emergency event we may encounter. It has been proven many times that quick response is a key element in any life threatening event. Appropriate 911 signage is our best tool in aiding that response.

All 911 signage is of the same make and design throughout the county. I have spoken with our County Engineer who has stated to me that they will produce and install all 911 signage in the proper location for a fee of seventy – five dollars per sign.

For the reasons listed above, the Clay County E911 Service Board is requesting that the Board of Adjustment require Highpoint Wind to have 911 signage as a condition of their permit.

Please feel free to contact me with any questions or concerns you may have.

Sincerely,

Eric Tigges
Clay County E911 Service Board

17 May 2010

Clay County Zoning Board of Adjustment
Clay County Board of Supervisors
Spencer, Iowa

Subject: Application for a Variance by-
High Point Wind, LLC
700 Universe Boul,
Juno Beach, Fl. 33408

Board Members:

Thank you for giving me the opportunity to address the matter of the “Blanket Variance” that High Point Wind has asked for:

As many of you know I run a Steel Fabrication and Welding repair business and having good electrical power is very important to my business. I feel strongly about “Green Energy” in it’s many forms. Wind Energy is a very important part of our present day electrical power system and it’s role will continue to grow in the future. Wind Energy provides power on demand at the peak usage times of the day. Without the Wind Energy we would have serious power problems.

But haven grownup on the farm I also have very strong feelings about the use of our limited supply of prime farm land and using that land for something other then the production of food is troubling. For each Wind Turbine that is put up on prime farm land we loose at least one acre of food producing farm land. That acre of farm land is lost forever and “GOD” isn’t making anymore of it! Who of you is going wants to tell someone in the future that they are going to have to go hungry because we built wind turbines on the prime Iowa farm land instead of growing food?

Don’t take me wrong we need both, both and electrical power. And we can have both within reason. One of my son-in-laws is a Structural Engineer/Construction Site Supervisor. He works for a company in the SW United States and 2 years ago supervised the construction of 98 Wind Turbines in New Mexico for High Point Winds parent company. I can say that I have learned so mush about Wind Energy, both pro and con.

To grant the “**BLANKET**” Variance that High Point Wind has requested “would not” be in the best interest of the land owners, businesses and families that live and work in the area of the proposed wind farm for the following reasons:

1. The Clay County Zoning Administer and Board went to a great deal of work researching what had and had “NOT” been done in other counties here in Iowa. They learned of the problems that had come from because of, for the most part, the lack of ordinances in does counties. To grant the “blanket” variance as requested would be simply throwing out the

ordinance all together. Telling the people that worked to put the Ordinance in place, that they had done all of that work for “nothing”.

2. The Applicant states that the Ordinance is too restrictive for developing the property.

Land use in Iowa was put into place over 35 years ago by our State Government for the purpose of protecting the food producing farm land of Iowa from residential, commercial and industrial development. Pressuring that farm land for future generations for food production.

The land on which the Applicant wishes to build on is Zone “Agricultural”. That means the land is Zoned for the purpose of producing agricultural products. Which means “Food Production”! There is only so much land that can produce food and they are “NOT” making any more of it. The construction of wind turbines and the production of electrical energy is a “Heavy Industrial” application. The Applicants statement that the ordinance restricts the development of the property is “Correct”. This is “Agricultural Land” and that is the “First” priority of the land use policy set down years ago and should still be that way today. As farmers and rural people we are to be “GOOD” stewarts of the land.

3. The Applicant states that they had no input to the development of the Ordinance:

That too is “correct” and they should they little or “NO” say in the development of the Ordinances. The purpose of having a “local” Zoning Board, made up from “local” people is to have “local” control to regulate what is being done “locally”. The Applicant is a “Visitor” to our area and not a local resident. A ‘Visitor” should NOT have the right to tell us what they are going to do or not going to do our land.

4. The Applicant states that the set backs are in excess of their customary industry standards or what has been required in other counties in Iowa and other states:

In many of the other areas where the Applicant has constructed wind turbines there where “NO” ordinances in place at the time that those turbines were constructed. Does that mean that Clay County has to permit the Applicant to build here in the same manor as they did somewhere else? I think NOT!

5. The Applicant states the Zoning Ordinances are “ONLY” for public health and safety:

Wrong!!!! I have a formal education background in construction and one of the areas of study dealt with Building Codes and Ordinances and the reasons we have them . High Point Wind is Wrong!!!! Zoning and build ordinances are developed to protect “ALL” parties and so that “ALL” parties can co-egzist. Ordinances are set in place to protect the “rights” of “ALL” of the parties involved. The property owners, the residents, the businesses of the area as well as the “Visitors” doing the new construction.

And too, ordinances are set in Place “NOT ONLY” to protect their rights of the people in the area but also to preserve a way of life.

Example:

In the contracts that the Applicant presented to the land owners there were “NO” provisions for payment to adjoining participating landowners for overhanging of the turbine blades. That was largely the reason for the set back distances.

6. A variance is intended for a specific structure, at a specific location and is not intended to be a blanket deal for throughing out all of these rules!
7. The Applicant has been less then cooperative with the people in the area:

The Clay County Zoning Administrator and others have called the Applicant numerous times to request information and the Applicant has NOT returned very many of those calls nor have they provided the information in a timely manor that the Zoning Administrator or other has been requested.

In general:

The Applicant represenitives have on many occasions have insalted our values by stating, “We don’t see what the big deal is all about, After all it is just dirt!” Many of us here in NW Iowa feel that the dirt that they are referring to it is much more then “just dirt”!! It includes “US” , our values and our way of life.

I am very familiar with the land area on which High Point Wind wants to build the wind turbines on. Much of it is owned by elderly absentee landlords. Those land owners won’t be spending the money that they receive from High point Wind in the local area, so the local businesses won’t get any great benefit from the wind farm rental payments.

I can stand out in front of my shop, north of Everly, and looking to the North and East I can count over one hundred wind turbines but yet I still have problems with having the electrical power I need during the peak power demand times of the day. So I can’t see where granting the Applicant a variance so that they can build another 57 more turbines any way they choose is going improve my power. The power that they will be producing will all leave the area as well.

High Point Wind will only be paying property taxes on about 40 % of the property’s valuation compared to the 100 % that the rest of the property owner, businesses and farmers in Clay County have to pay on. That is all thanks to the State Legislature. So why should we be giving them any more special treatment? If I build a new shop or a new house I won’t get a 60 % tax brake and I “will” have to build in accordance with the Zoning rules! So why can’t they at least comply with the few simple ordinances that have been put in place?

High Point Wind, is a Visitor to our area. They have been granted permission to build their wind turbines here, so why can't they build within our ordinances. If they "CAN'T" live with our few simple "Ordinances" then maybe they should look elsewhere.

In closing:

I am proud to say that I know that Clay County in the past has been a leader in many areas, including having a "Land Use Policy" and a County Zoning Board, which was set in place over 35 years ago and on which my father served on for almost 20 years. Should the present members of that Zoning Board choose to recommend and the Board of Supervisors choose to grant High Point Wind the "Blanket Variance" , I along with many others feel that would it be a huge disgrace to the many years of service that my father and others have given to this county.

And more over, should the "Blanket Variance" be granted, I would then recommend that the Board of Supervisors also, at the same time, do away with the office of County Zoning, the Zoning Administrator and that they through out "ALL" of the Zoning and Building Ordinances that are presently in place. You may say that can't or won't be done. And it probably wouldn't. But if you gratn the Variance in short that is what YOU WILL be doing!

Because by granting a "Blanket Variance" you would be throughing wide open the door for "ANYONE" that wants to build "ANYTHING" , "ANYWHERE" in Clay County to want a variance so they "TOO" ----- "WON'T" have to comply with any rules or ordinances.

I may not always agree with all you but I try to understand and respect your point of view and I sincerely hope that you will try to "understand" and "respect" mine too.

Thank you for your time.

Sincerely,

James W (Jim) Hartmann
Everly, Iowa

Jason Utton, Project Director for High Point Wind LLC was present to explain the application. Also present to answer questions was Ted Wissman, Larry Lavine, Richard Lozier, and Tom Vashue. High Point Wind gave approximately a 12 minute presentation regarding wind energy. They have 76 wind farms and 9,000 turbines. Economic benefits include employees and tax base.

Other people in attendance include:

Richard Lozier, 666 Walnut St. # 2000, Des Moines, IA 50309
Larry Levin, 314 Manner Dr, Dekalb, IL 60115
Kelly & Deb Jessen, 3115 150th Ave, Everly, Iowa 51338

Kevin Thiessen, 2588 110th Ave, Everly, Iowa 51338
Darrell Stuve, 617 2nd Ave SE, Spencer, IA 51301
Tom Snyder, 616 7th Street, Sibley, IA 51249
Alma Olson, 909 West 12th Street, Spencer, IA 51301
Doug & Jeanette Lietz, 810 North 6th Street, Esterville, IA 51354
Joe Skow, 1605 W 14th Street, Spencer, IA 51301
Jim Hartmann, 1230 280th Street, Everly, IA 51338
Justin Cappe, 4606 Currectionville RD, Sioux City, IA
Jerry & Bev Kimball, 606 6th Street, Spencer, IA 51301
Evelyn Winterboer, 1803 24th Ave West, Spencer, IA 51301
Denny Winterboer, 2135 270th Street, Milford, IA 51351
Jerry Roth, 331 N Seane West, Hartley, IA
Tom VanBische, 7217 41st St, Oakdale, MN
Mark Nothwehr, 1505 Country Club Dr, Spencer, IA 51301
Bud & Arlene Meyer, 105 Washington, Everly, IA 51338
Dean & Ann Viedenkamp, 3575 200th Avenue, Spencer, IA 51301
Darla Sheasley, 2910 110th Avenue, Everly, IA 51338
Kent Kimball, 1035 270th Street, Everly, IA 51338
Bob Doran, 3110 130th Avenue, Everly, IA 51338
John Thomas, 1210 Hwy 18, Everly, IA 51338
Rodney & Randy Dykstra, 2651 110th Avenue, Everly, IA 51338
Lon Rossiter, 3635 200th Avenue, Spencer, IA 51301
Steve Berends, 3145 130th Avenue, Everly, IA 51338
Joel Hartmann, 3080 140th Avenue, Everly, IA 51338
Norm & Alice Nielsen, 2002 23rd Avenue West, Spencer, IA 51301
Sue Rehberg, Box 131, Everly, IA 51338
Connie Swan, 3182 310th Avenue, Dickens, IA 51333
Barbara Dykstra, 2740 120th Avenue, Everly, IA 51338

Following the High Point Wind presentation several people in attendance spoke in regards to the project.

Joel Hartman, Everly, voiced concern on the wind turbines effect on custom application.

Janette Lietz, Esterville, stated she had researched this company and they are excellent. She felt there are other ways to apply chemicals on land.

Ted Weisman, High Point Wind, explained that towers are arranged East and West so land can easily be farmed and chemicals applied.

Following all discussion it was moved by David Kaus, seconded by Sharon McKeever to recommend to the Board of Adjustment that the petition of High Point Wind, LLC., 700 Universe Boulevard, Juno Beach, FL 33408 for a special exception use permit to construct wind turbines in Sections 4, 5, 6, 8, 9, 10, 14, 15, 16, 17, 20, 21, 22, 27, 28 and 29 of Township 97, Range 38 West of the 5th P.M., all in Clay County, Iowa, be approved.

Roll Call Vote: Kaus, McKeever, Kruse, Smith, voted aye. Wyatt abstained. Motion carried.

There being no other business, the meeting adjourned at 8:01 p.m. by general consensus.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 7:00 PM.

Those in attendance were David Kaus, Keith Kruse, David Wyatt, Rita Smith and Tammy McKeever. Absent: L.R. Petersen, Sharon McKeever and Robert White. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

The Clay County Zoning Commission reviewed the A-1 Agricultural District section of the proposed zoning ordinance.

The next meeting will be held Monday, June 28, 2010 at 7:00 p.m. in the Clay County Administration Building.

There being no other business, the meeting adjourned at 9:30 p.m. by general consensus.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 7:10 PM.

Those in attendance were David Kaus, Keith Kruse, David Wyatt, Rita Smith, Sharon McKeever, Robert White and Tammy McKeever. Absent: L.R. Petersen. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

The Clay County Zoning Commission reviewed proposed changes to Article V of the A-1 Agricultural District, Article VI of the Floodplain and Conservation District, Article VII of the Rural Residential District, Article VIII of the Suburban Residential District and Article IX of the Multiple Family Residential District, and Article X of the R-4 Lake Residential District of the proposed zoning ordinance and recommended various changes.

Steve Hallgren asked that the Zoning Commission review the remaining districts prior to the next meeting.

The next meeting will be held Monday, July 12, 2010 at 7:00 p.m. in the Clay County Administration Building.

There being no other business, the meeting adjourned at 9:21 p.m. by general consensus.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 7:01 PM.

Those in attendance were David Kaus, Keith Kruse, Rita Smith, Robert White, Sharon McKeever and Tammy McKeever. Absent: L.R. Petersen and David Wyatt. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

Motion by Robert White, seconded by David Kaus to approve the minutes from the March 8, March 29, April 26, May 24, & June 28, 2010 Meetings. All those present voted aye. Motion carried.

The time having arrived for the public hearing on petition number 12-10 of Croell Redi-Mix, Inc., P O Box 430, New Hampton, IA 50659, for a Heavy Industrial Use Permit for a portable concrete plant located in the Southeast Quarter of the Northeast Quarter of Section Eight (8), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Riverton Township, Clay County, Iowa.

The zoning administrator explained the application and reported procedures to date. All property owners within 500 feet of the property were notified and a legal notice was published in the Daily Reporter. There were no written or oral objections to the property.

Bill Litterer, representative for the petitioner, was present to explain the application. The portable concrete plant will be placed on a hard surfaced road. The project should take approximately 2 weeks depending on the weather. It is a 6.3 mile project.

Motion by Sharon McKeever, seconded by Robert White to recommend to the Board of Supervisors that the Heavy Industrial Use Permit for a portable concrete Plant be approved. All those present voted aye. Motion carried.

The Zoning Commission continued to review their zoning ordinances. The sample flood plain management example provided by Tammy will be Section 6.4 of the Flood Plain Conservation District.

The Clay County Zoning Commission reviewed the A-1 Agricultural District section of the proposed zoning ordinance for a second time. They then continued to review Articles XI and XII with no changes of the material presented. Article XIII was eliminated. There were no changes to the presented materials for articles XIV and XV.

The next meeting will be held Monday, August 2, 2010 at 7:00 p.m. in the Clay County Administration Building. The Zoning Commission will review supplementary district regulations.

There being no other business, the meeting adjourned at 9:02 p.m. by general consensus.

Sharon L. McKeever, Secretary

Meeting No. 261

ZONING COMMISSION

August 16, 2010

The Clay County Zoning Commission meeting was called to order by chairperson, Keith Kruse at 7:00 PM.

Those in attendance were David Kaus, Keith Kruse, Rita Smith, Robert White, Sharon McKeever, David Wyatt and Tammy McKeever. Absent: L.R. Petersen. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

Motion by Rita Smith, seconded by Robert White to approve the minutes from the May 17, 2010 and July 12, 2010 Meetings. All those present voted aye. Motion carried.

The Zoning Commission reviewed Article XV, XVI, XVII, and XVIII of their zoning ordinances. The Airport Height Limitations section will be emailed to the Northwest Iowa Regional Airport.

The next meeting will be held Tuesday, August 31, 2010 at 1:00 p.m. in the Clay County Administration Building.

There being no other business, the meeting adjourned at 9:05 p.m. by general consensus.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order at 1:15 PM.

Those in attendance were David Kaus, Rita Smith, Robert White, Sharon McKeever, David Wyatt, L.R. Petersen and Tammy McKeever. Absent: Keith Kruse. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

Motion by Rita Smith, seconded by Robert White to approve the minutes from the August 16, 2010 meeting. All those present voted aye. Motion carried.

The Zoning Commission reviewed Article XVIII and Article XXVI of their zoning ordinances. Steve Hallgren handed out the subdivision regulations for the Board's review.

Steve will make the changes and then resubmit a clean copy for the final review.

The next meeting will be held Monday, September 27, 2010 at 7:00 p.m. in the Clay County Administration Building.

There being no other business, the meeting adjourned at 4:05 p.m. by general consensus.

Sharon L. McKeever, Secretary

The Clay County Zoning Commission meeting was called to order at 7:08 PM.

Those in attendance were David Kaus, Rita Smith, David Wyatt, Robert White, Keith Kruse and Tammy McKeever. Absent: Sharon McKeever & L. R. Petersen. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

Motion by Robert White, seconded by Rita Smith to approve the minutes from meeting number 262 held on August 31, 2010. All those present voted aye. Motion carried.

The Zoning Commission reviewed the completed Zoning Ordinances and Subdivision Regulations for any changes previous to the public hearing.

The public hearing will be held on Monday, November 8, 2010 at 7:00 p.m. in the Clay County Board of Supervisors Room.

There being no other business, the meeting adjourned at 9:20 p.m. by general consensus.

Tammy McKeever, Secretary Pro Temp

The Clay County Zoning Commission meeting was called to order at 1:10 PM.

Those in attendance were Keith Kruse, Sharon McKeever, Robert White, David Kaus and Tammy McKeever. Absent: Rita Smith, L.R. Petersen & David Wyatt. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

The Zoning Commission reviewed the district maps for accuracy. Changes will be made by Steve Hallgren. Tammy McKeever will mail maps to the Planning & Zoning Commission once Steve has made the changes and they will have two weeks to review them. Tammy McKeever will setup a zoning workshop session with the Board of Supervisors. One item to discuss is wind turbine height for personal use.

There being no further business, Chairperson, Keith Kruse adjourned the meeting. Meeting adjourned at 3:20 PM.

Sharon McKeever, Secretary

The Clay County Zoning Commission meeting was called to order at 7:07 PM.

Those in attendance were Rita Smith, David Wyatt, Keith Kruse, Sharon McKeever and Tammy McKeever. Absent: Robert White, L.R. Petersen & David Kaus. Special Guest included Steve Hallgren, Northwest Iowa Planning & Development.

Motion by Rita Smith, seconded by David Wyatt to approve the minutes from meeting number 263 held on September 27, 2010. All those present voted aye. Motion carried.

The Zoning Commission reviewed the completed Zoning Ordinances and Subdivision Regulations for any changes previous to the public hearing.

The time having arrived for the public hearing on the comprehensive update of the county's zoning ordinance as set forth in Chapter 335, Code of Iowa. Tammy McKeever, Zoning Administrator reported procedures to date. No written or oral objections were received.

Following all discussion it was moved by David Wyatt, seconded by Rita Smith to recommend to the Board of Supervisors to adopt the proposed zoning ordinances. All those present voted aye. Motion carried.

The time having arrived for the public hearing on the county's subdivision regulations ordinance as set forth in Chapter 354, Code of Iowa. Tammy McKeever, Zoning Administrator reported procedures to date. No written or oral objections were received.

Following all discussion it was moved by Rita Smith, seconded by Sharon McKeever to recommend to the Board of Supervisors to adopt the proposed subdivision ordinances. All those present voted aye. Motion carried.

Zoning maps will be reviewed at the November 30, 2010 meeting to ensure accuracy.

There being no further business, Chairperson, Keith Kruse adjourned the meeting. Meeting adjourned at 8:40 PM.

Sharon McKeever, Secretary