

Minutes of Zoning Commission Meeting held July 12, 2023

Unapproved minutes

**Call to Order.**

The meeting was called to order at 9:00 a.m. in the EOC at the Court House. Commission members present were, Dean Tjaden, Ben Rottinghaus, Allison Staudt, and Pam-Erbe-Lines and Guy Carpenter. Also present was Jen Solomon Zoning Administrative Assistant, Jeff Sherman Zoning Administrator, Travis Fischer of the Charles City Press, Margaret Bryant landowner, Dallas Kuper landowner and Greg Bray landowner. Chair Tjaden brought to everyone's attention- there is a discrepancy on whether to require posting the agenda 24 hours prior to the meeting or not. In the interest of all parties involved, I ask you now, do you have any problems with continuing with this meeting since the agenda was not posted? We did comply totally in posting the Public Notice in the papers for this hearing. There was no response by all parties in attendance so the meeting was called to order.

**Approval of Agenda.**

A motion to approve the agenda as was made by Ben Rottinghaus and seconded by Guy Carpenter. Dean did let the board know and public that the Proposed Pipeline Ordinance meeting was postponed. The motion was unanimously approved.

**Approval of Minutes.**

The chair asked if there was a motion for the minutes. A motion to approve the minutes from the August 23, 2022 meeting was made by Guy Carpenter and seconded by Allison Staudt. The motion was unanimously approved.

**Open Public Hearing:** County Staff Presentation of Case: A request by Dallas Kuper has filed an application with the Floyd County Zoning Commission for rezoning 111 acres from AM to CR for the purpose of having a campground in the N ½ FR NW ¼ EX PARCELS Section 1, Township 95North, Range 15 West of the 5<sup>th</sup> P.M., St Charles Township, Floyd County, Iowa.

**Public Comment pertaining to rezone.**

Margaret Bryant was concerned about 1914 Windfall having a campground and what it would do to her taxes on her land located at 3268 190<sup>th</sup> and if her taxes on that land would go up. Pam Erbe-Lines did clarify that it should not affect her taxes. Greg Bray has property located by potential campground and his concern was regarding people trespassing on his land. Dallas Kuper said he is planning on building a fence to keep trespassers out. Dallas indicated that this campground is going to be for permanent sites only for about 20-25 sites at first then later adding additional sites. The sites will have well, sewer and electricity. Dallas did question about any increased taxes going from AM to CR and what the taxes would be. Direction was given to him to talk with the assessor. Chairman Tjaden read objection letter by Vicki Bruening about her concern traffic on the road and noise from the campground see attached objection letter,

**Public Hearing was closed and action was taken:**

**Motion was made to approve the application from Dallas & Kelly Kuper for rezoning from AM to CR by Guy Carpenter and Seconded by Allison Staudt.**

**Roll call vote was taken with all commissioners voting Aye and Ben Rottinghaus abstaining because of his location near the proposed rezoning.**

**Commission Comments:** Dean Tjaden will present application to the Board of Supervisors meeting July 17, 2023. Dean said that Jen will get a possible date for the meeting for the Proposed Pipeline Ordinance.

**Adjournment.** At 9:39 AM

Zoning Administrator Jeff Sherman  
Minutes taken by Jen Solomon