

MINUTES
KOSSUTH COUNTY PLANNING AND ZONING COMMISSION

April 1, 2024 3:00 p.m.

Board of Supervisor Room, Kossuth County Courthouse
Virtual Meeting - Teams Meeting ID 261 650 965 533

Meeting was called to order by Chairman Thul at 3:00 p.m.

Planning and Zoning Commission Members Present; Brian Thul, Chair, Dave Rock, Vice Chair, Mark Studer, Steve Struecker and Jim Heldorfer.

Others Present signed in on sheets provided at the entrance to the meeting room. Public attending virtually was noted on sign in sheets. Said sign in sheets are on file in the Zoning Administrator's office.

Motion by Mark Studer and Second by Jim Heldorfer to approve the April 1, 2024 Agenda of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

Steve Struecker nominated Brian Thul for Chair of the Planning and Zoning Commission. Dave Rock motioned for nominations to cease and a unanimous ballot be cast for Brian Thul. Second by Steve Struecker. Motion passed unanimously. Brian Thul will be Chair of the Planning and Zoning Commission for calendar year 2024.

Mark Studer nominated Dave Rock for Vice Chair of the Planning and Zoning Commission. Mark Studer motioned for nominations to cease and a unanimous ballot be cast for Dave Rock. Second by Jim Heldorfer. Motion passed unanimously. Dave Rock will be Vice Chair of the Planning and Zoning Commission for calendar year 2024

Motion by Mark Studer and Second by Steve Struecker to approve the minutes of the April 17, 2023 meeting of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

Motion by Mark Studer and Second by Jim Heldorfer to open the public hearing on the request of David Klien to change zoning of parcel of land in SE ¼ of SE ¼ of Section 4, Cresco Township. Motion passed unanimously.

Notice of the Public Hearing was properly advertised and adjacent owners properly notified. Parcels 22-04-400-010 and 22-04-400-011 are currently zoned as I-1 light industrial. The parcels have homes and outbuildings located on them. This is not an allowable use in I-1 zoned area. Lenders will not lend money for a sale of the parcels. Klein's desire to change zoning to A-1 to make allowable use. Parcels to the east and south are zoned A-1.

Motion by Steve Struecker and Second by Dave Rock to close the public hearing on the request of David Klien to change zoning of parcel of land in SE ¼ of SE ¼ of Section 4, Cresco Township. Motion passed unanimously.

Motion by Mark Studer and Second by Jim Heldorfer to approve the Following Resolution.
Motion passed unanimously

**KOSSUTH COUNTY
PLANNING AND ZONING COMMISSION**

RESOLUTION NUMBER: PZ 04-01-24-01

**RESOLUTION APPROVING AN AMENDMENT TO THE ZONING MAP OF
KOSSUTH COUNTY, IOWA**

WHEREAS, there has been presented to the Kossuth County Planning and Zoning Commission for their consideration a petition to change the zoning district for a parcel of land whose legal description is contained in a Plat of Survey that is recorded in the Kossuth County Recorder's Office in Land Plats Book 5 Page 189 and is located at 2103 100 Avenue. Hereinafter referred to as Tract 1:

WHEREAS, David Klien, hereinafter referred to as Owners, is the owner of Tract 1, and

WHEREAS, Presently a Single Family Dwelling and other outbuildings are located on Tract 1, and

WHEREAS, according to Kossuth County's current zoning map, Tract 1 is currently in an I-1 Light Industrial District; and

WHEREAS, Dwellings are prohibited uses in areas zoned I-1 Light Industrial, and

WHEREAS, Dwellings and outbuildings are a permitted use in areas zoned A-1 Agricultural, and

WHEREAS, Land to the east and south of Tract 1 is zoned A-1 Agriculture, and

WHEREAS, Owners requests to change the zoning district of Tract 1 from I-1 Light Industrial to A-1 Agriculture District, and

WHEREAS, change of zoning district in Kossuth County is subject to the Zoning Ordinance of said County, and requires the approval of said County Board of Supervisors and its Planning and Zoning Commission; and

WHEREAS, upon consideration of same, the Kossuth County Planning and Zoning Commission concludes said petition should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Kossuth County Planning and Zoning Commission, that Tract 1 be included in a A-1 Agricultural District on the zoning map and recommends approval of said petition to the Kossuth County Board of Supervisors.

PASSED, ADOPTED AND APPROVED this 1st day of April, 2024.

Brian Thul, Chairperson

ATTEST:

Douglas A. Miller
Kossuth County Zoning Administrator and
Secretary of the Planning and Zoning Commission

CERTIFICATE

I, Douglas A. Miller, the duly appointed, qualified and acting Kossuth County Zoning Administrator and Secretary of the Planning and Zoning Commission do hereby certify that the copy of Resolution No. PZ 04-01-24-01 of the Kossuth County Planning and Zoning Commission, hereto attached, is a true and correct copy of the resolution duly adopted by the Kossuth County Planning and Zoning Commission at a regular meeting held on the 1st day of April, 2024, and that the copy of Resolution No. PZ 04-01-24-01 of the Kossuth County Planning and Zoning Commission, hereto attached, is a true and correct copy of the resolution duly adopted by the Kossuth County Planning and Zoning Commission at a regular meeting held on the 1st day of April, 2024, at which meeting a quorum was present, all of which appears in the official records of the Kossuth County Planning and Zoning Commission.

Douglas A. Miller
Kossuth County Zoning Administrator and
Secretary of the Planning and Zoning Commission

Discussion with the Zoning Administrator included the required action to forward the Commission's recommendation to the Kossuth County Board of Supervisors and discussion about possible future Solar Ordinance work.

Motion by Mark Studer and Second by Dave Rock to adjourn the April 1, 2024 meeting of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

Meeting Adjourned at 3:15 p.m.

Attest:

Doug Miller
Kossuth County Zoning Administrator

Brian Thul, Chairperson
Planning and Zoning Commission