

MINUTES
KOSSUTH COUNTY PLANNING AND ZONING COMMISSION

August 5, 2024 4:00 p.m.

Board of Supervisor Room, Kossuth County Courthouse
Virtual Meeting - Teams Meeting ID 245 964 027 963

Meeting was called to order by Chairman Thul at 4:00 p.m.

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

Others Present; Doug Miller, Carter Nath, Luke Seaberg (virtual) and Brian Wilson (virtual)

Motion by Steve Struecker and Second by Mark Studer to approve the August 5, 2024 Agenda of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

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

Motion by Dave Rock and Second by Steve Struecker to open the Public Hearing for the request of Kossuth County Board of Supervisors for a moratorium on utility scale solar energy systems.

Notice of the Public Hearing was properly advertised.

Motion by Mark Studer and Second by Dave Rock to close the Public Hearing for the request of Kossuth County Board of Supervisors for a moratorium on utility scale solar energy systems

Motion by Steve Struecker and Second by Mark Studer to approve the Following Resolution.

Motion by Dave Rock and Second by Mark Studer to amend resolution for the duration of moratorium to increase from six months to nine months. Motion passed unanimously

Motion by Mark Studer and Second by Steve Struecker to approve the following resolution as amended:
Roll Call Vote.

Struecker: Yes Studer: Yes Helderfer: Absent Rock: Yes Thul : Yes

KOSSUTH COUNTY PLANNING AND ZONING COMMISSION

**RESOLUTION TO IMPOSE MORITORIUM ON APPLICATIONS TO CONSTRUCT
UTILITY SCALE SOLAR ENERGY SYSTEMS**

Resolution Number: 08-05-2024-1

1. WHEREAS, Kossuth County has recently been approached by several entities interested in constructing large-scale (i.e. greater than 20 acres) or utility-scale (i.e. energy produced is

primarily intended to be distributed to the electrical power grid for use by the public) solar energy systems in the County; and

2. WHEREAS, such systems involve the installation of large solar panels above, and associated above and/or below ground connection and transmission lines, miscellaneous electrical equipment, as well as access roads; and
3. WHEREAS, the installation of said systems necessarily impacts the County's public infrastructure, including roads and drainage facilities; and
4. WHEREAS, once installed said systems impact the visual landscape, as well as the use of the land in and around the large-scale or utility-scale solar energy systems and associated facilities; and
5. WHEREAS, the officers of Kossuth County and the entities desiring to construct such systems deserve a thoughtful process to develop regulations concerning the placement and operation of such systems in Kossuth County, and the Kossuth County Board of Supervisors requires adequate time to address those parties' concerns before drafting and adopting such regulations, and
6. WHEREAS, the Planning and Zoning Commission is required to make recommendations to the Board of Supervisors to aid the Board in making decisions in zoning issues.

NOW THEREFORE, Be it resolved by the Kossuth County Planning and Zoning Commission to recommend the Kossuth County Board of Supervisors issue a moratorium of nine (9) months duration during which Kossuth County will not accept or process any applications for the construction of large-scale or utility-scale solar energy systems.

PASSED THIS 5th DAY OF August, 2024

Brian Thul, Chair, Kossuth County Planning and Zoning Commission

ATTEST:

Doug Miller, Kossuth County Zoning Administrator

Discussion with Luke Seaberg included Luke's and Iowa State University Extension's desire to host a Community Solar Development Project. The Commission was favorable to this idea.

No Discussion with the Zoning Administrator occurred.

Motion by Dave Rock and Second by Steve Struecker to adjourn the August 5, 2024 meeting of the Kossuth County Planning and Zoning Commission. Motion passed unanimously.

Meeting Adjourned at 4:29 p.m.

Attest:

Doug Miller
Kossuth County Zoning Administrator

Brian Thul, Chairperson
Planning and Zoning Commission