

DICKINSON COUNTY PLANNING AND ZONING COMMISSION  
DICKINSON COUNTY BOARD OF SUPERVISORS

Monday, April 20, 2009

1:00 P.M.

The Dickinson County Planning and Zoning Commission and Dickinson County Board of Supervisors met in joint session Monday April 20, 2009 at 1:00 p.m. in the community room of the courthouse.

Members present were Bob Chaffin, Tony Weber, Tim Fairchild, Duane Moser, Jon Gunderson, Paul Johnson, Mardi Allen, Pam Jordan and Wayne Northey. Absent were Mike Roach, Sally Nielsen, and David Gottsche.

Tony Weber called the meeting to order at 1:00 p.m.

- First on the agenda was approval of the minutes of March 16, 2009. Fairchild moved to approve the minutes as written. Chaffin seconded. All in favor.
- Second on the agenda was an informal discussion with the Board of Supervisors on the direction for Dickinson County.

Dave Kohlhaase introduced the Planning and Zoning members, which ones live in the unincorporated or incorporated area, and which were officers.

Kohlhaase said that Article #27 in the zoning ordinance requires an annual joint meeting of the Planning and Zoning and Board of Supervisors.

Wind turbine and green development issues:

- 1) A request for an individual turbine on an agricultural property.
- 2) A proposed green development in Dickinson County in a residential setting with its own electrical system.
- 3) A request from a residential property owner on West Lake for an individual turbine. This can't happen because it is not zoned agricultural.

Allen said this needs to be addressed soon. The news today said there should be statewide regulations. Jordan said there are discounts being offered as a stimulus for energy savings.

Discussion followed of farmers being exempt from zoning who would be allowed to put up an individual turbine with no permit.

Fairchild was concerned that farmers could evade zoning and re-sell any excess energy their turbine created. He would recommend the state look at overproduction, what kW constitutes personal versus commercial production.

Johnson said a Wisconsin ordinance defines personal use as 100 kW or less.

Further discussion suggested looking at the agricultural exemption, define the small producer, and look at small urban wind turbines.

Discussion of having the wind energy committee meet again, or form a new committee to investigate small turbine placement.

Water quality management plan: Kohlhaase read this paragraph from the zoning ordinance. Regarding the upcoming wind farm applications, any wind turbine placement and access road built disturbing more than one acre, requires this plan from the wind farm developers.

Dan Eckert said that is state law. The wind farm developers must have NPDES and SWPPP from the DNR and Dickinson County requires that they meet Iowa SUDAS specifications.

Livestock manure management plans: Do we want that to continue? Cost of advertising is \$60 per ad placed in the Dickinson County News and Lakes News Shopper.

Allen said she attended an ISAC session on manure management plans and the matrix. Their suggestion was that Supervisors should be involved in the matrix.

Jordan said there may be some cost savings by switching notification to the Lakes News Shopper only and posting on the county's website.

Kohlhaase explained the manure management plan versus a construction permit.

Soil survey information: Recently there was a demonstration of a new electronic version of the soil survey which will be online soon. The zoning and environmental health office uses the soils information to reference manure plans, to design septic systems, and engineering properties on the right places to build.

County wide building code: Weber said there is an independent committee working on unified development within the county. They have discussed a county wide effort to adopt a building code, grouping industrial areas together rather than having them scattered, etc. Each community would keep its own zoning laws. Discussion of how this would be funded – would need help from the participating communities.

Northey thought it was a good idea.

- Third on the agenda was old or unknown business.

Allen said a recurring issue is pushing water onto neighbors. She is concerned with the East Okoboji Beach project. Some of the low impact practices are being placed in the county right of way. What protection is there for the LID projects if the lots are built on later and need access?

Eckert said he has to provide access to the lots, so there go the bio-retention soils.

Allen suggested putting an agreement in place that either the landowner has to replace the LID or some agreement that allows the LID projects to continue.

There was further discussion of drainage issues and wetland mitigation. Zoning does require a drainage plan with the building application.

There being no further business, Moser moved to adjourn. Fairchild seconded. The meeting adjourned at 2:50 p.m.