

**Monroe County Comprehensive Plan Committee**  
**October 21, 2020**  
**Minutes**

Members Present: Dennis Brand, Laurie Brown, Carl Daubach, Dale Haudrich, Nathan Brinkman, Aaron Metzger, Carlyle Mueller, Walter Wetzler, Vicki Koerber, Chris Voelker, and Chris Hitzman

Others Present: Pen Daubach, Alex Knoll, Rich Harsey, and Laura Kipping.

Dale Haudrich opened the meeting.

Approve minutes from August 26, 2020 by Dennis Brand, second by Carl Daubach with the typo correction on the last page (Daubach not Haubach). All aye by voice vote.

**Wind Tower Ordinance**

- Carlyle Mueller – when we originally did this, we were to include we included industrial zone through Special Use. The I-1 and I-2 zones were not mentioned as a wind farm for Special Use. And there are industrial zone references throughout the ordinance. Needs to be corrected. The best way to handle it is to say that it would be a Special Use I-2 zone.
- Chris Hitzman – you would have to go through the text amendment process to change the Special Use for Industrial to include it.
- Carlyle Mueller thinks that would be the thing to do.
- Chris Hitzman – so you are talking about having it in agricultural or industrial?
- Carlyle Mueller – confirmed
- Carlyle Mueller motion to do text amendment to add wind farms as a special use under the I-2 zone, Carl Daubach seconds it providing it says WECS, not wind farms. Carlyle Mueller concurs. All aye by voice vote. Motion passed.
- Carlyle Mueller – page 5 – clarification under procedure when is the developer going to develop it and maintain it. (before he turns in the application, after it is approved, when?) He thinks the website should be in place during the application process.
- Pen Daubach – say “when the application is submitted developer must have setup.”
- Carlyle Mueller motion to amend first and second sentence under “Procedure” to, “To obtain a special use permit and siting approval, the applicant must first submit a special use application to the County, along with the established website. The developer will maintain a public-view non-commercial website, excluding sole user, throughout the application process and the life of the project, that includes all the following information pertaining to special use permitting and siting approval procedure and additional information as specified further in the ordinance. Second by Laurie Brown. All aye by voice vote. Motion passed.
- Section 1 was approved – what is in green.

- Carlyle Mueller – page 9 under “Prohibition” in green, who approves it. Chris Hitzman looked into it. Does not see any problems to have this go to the Board of Commissioners. By statute, a Special Use is to be approved by the County Board unless they delegate that authority to the Zoning Board of Appeals. Current ordinance reads Special Uses the Zoning Board of Appeals will make that determination. It is possible for the Board of Commissioners to delegate that authority for this type of a project.
- Carlyle Mueller – asked if it would be a problem to have both the Board of Commissioners and the Board of Appeals approve.
- Chris Hitzman – that could be an issue.
- Vicki Koerber – mentioned that at the public forum a couple years ago the taxpayers said they wanted the County Commissioners to have that vote rather than an appointment board.
- Carl Daubach – said that due to that feedback that is what we were proposing. That is why it was in our draft recommendation.
- Vicki Koerber – make sure the Planning Commission isn’t omitted.
- Chris Hitzman – by statute the recommendation that should be taken is from the Zoning Board of Appeals. Leave the Planning Commission out of it.
- Vicki Koerber – verified that the Planning Commission would be the first stop on a project like this.
- Chris Hitzman – it would be the first stop following the application rules.
- Chris Hitzman – will type up the correct verbiage for this section.
- Carlyle Mueller motion to accept the verbiage Chris Hitzman will present. Second by Dennis Brand. All aye by voice vote. Motion passed.
- Page 10 – Section 6 – Sound barriers and sound walls (green wording) – accepted as presented – Walter Wetzler motioned to approve. Second by Carl Daubach. All aye by voice vote. Motion passed.
- Carlyle Mueller – page 12 – question regarding lighting. Does that mean a plane in the vicinity will turn it on or will a radio signal be used to turn it on? What does aviation activate mean?
- Pen Daubach – it is an automatic system.
- Carlyle Mueller – page 18 – Emergency Providers – Section B – Last sentence – “final special use approval.” Do we want the word final in there? Special Use will only be approved one time by the County Board. Everyone else is going to make recommendations. Just take out the word final.
- Dale Haudrich – if everyone is ok with that, we will just take out the word “final.”
- Page 20 – Letter C – add bird before American Conservancy. Walter Wetzler motion to take out the previous c out and add the new (green) c with the “Bird” correction. Second by Carl Daubach. All aye by voice vote. Motion passed.
- Aaron Metzgar - Page 4 – Utility-scale (or large scale) WECS – 1.9 Mw needs to be changed to 1.99Mw. Walter Wetzler motion to change verbiage. Second by Carl Daubach. All aye by voice. Motion passed.
- Carlyle Mueller – page 2 – first and second paragraph – add I-2 zones. After Monroe County A-1 Agricultural zones. Motion Carlyle Mueller to change the verbiage to “after

Monroe County A-1 Agricultural zones and I-2 zones.” Second by Laurie Brown. All aye by voice vote. Motion passed.

- Carl Daubach motion to approve document with the changes made this evening to send forward. Second by Laurie Brown. All aye by voice vote. Motion passed.

#### **Other Items**

- Vicki Koerber thanked everyone for the hours they have put into this project, it is truly appreciated
- Chris Voelker – discussed the issue of fences. In Waterloo the poles have to be on the homeowners’ side. Madison County has certain materials required, all other have to be approved. Finish side of the fence should go to the outside unless it is being put on both sides.
- Chris Voelker would like to see verbiage about materials and unfinished portion towards the homeowner’s side. He also mentioned that if it is 6 foot and under, the fence can be right on the line. 6 foot and above has to get a setback. Another code reads, no barbwire or hardwire in residential areas. At minimum, Chris wants the posts to be on the homeowners’ side. Chris Voelker will look into what can legally be enforced. We don’t want to put it in the code, if we can’t enforce it.
- Chris Voelker – discussed the issue of business parking lots. They are supposed to be a paved hard surface. The suggestion is to have it required to be done by a certain day. Storage Facilities are an example of a business that needs it done. He will look into how many properties it would be. Vicki Koerber said once a date is decided upon, letters need to be sent out. Businesses having hard surface paved parking lots is already in the code.
- Vicki Koerber has been getting calls regarding derelict cars on properties. This is also in the code, but not being enforced. Things need to be tightened and enforced.

Walter Wetzler motion to adjourn, Carl Daubach second. All aye by voice vote.