

**MINUTES OF THE MEETING
OF THE ALLAMAKEE COUNTY
PLANNING AND ZONING COMMISSION**

September 20, 2010

Board of Supervisors' Room, Courthouse, Waukon, Iowa

Meeting was called to order at 6:04 P. M. by Chairperson John Smola.

Roll call of Commission Members:			Term Expires
	Nancy Everman	Present	2010
	Kirby Cahoon	Present	2011
Chair	John Smola	Present	2012
	James Pladsen	Present	2013
Vice-Chair	Duane Leppert	Present	2014

Planning and Zoning Staff present: Tom Blake, Zoning Administrator. See attendance sheet for public and others in attendance. All Board members voting "AYE" unless noted. MCU means Motion Carried Unanimously.

Motion made by Everman to approve the agenda as presented. Pladsen seconded. MCU

Pladsen made a motion to approve the August 16, 2010 minutes. Cahoon seconded. MCU

Everman made a motion to approve the August 30, 2010 minutes. Pladsen seconded. MCU

Smola opened the Public Comment Period. Colleen Gragg, on behalf of Doug Mullen, asked that the Commission allow comments on subjects that are on the agenda during the public comment period. The Commission indicated they would take it under consideration. There being no further public comment, the Period was closed.

Smola called for Old Business.

a) Flood Plain Management Ordinance

- i) Smola presented his recommendation regarding placement of the new ordinance "outside" of the zoning ordinance due to the "agricultural exemption" and avoiding confusion if conflicts between standards would arise. If it was not a part of the Zoning Ordinance then the Commission would not have to hold a public hearing on the final draft of the recommendation to the Board of Supervisors. The Board would hold their own public hearing.
- ii) Sections of the "Model Ordinance" provided by the Iowa Department of Natural Resources were reviewed. Recommendations from Chairman Smola, Administrator Blake and Engineer Ridenour were presented and discussed.

- iii) The penalties section of the ordinance was discussed. Everman made a motion to amend the “Model Ordinance” penalties Section VII to be the same as Chapter 601 of the Zoning Ordinance. Pladsen seconded. Aye; Smola, Cahoon, Pladsen, Everman. Nay; Leppert. Motion Carried.
- iv) Everman made a motion to require engineer design under Section IV. B. Residential buildings. Pladsen seconded. MCU
- v) Several other text modifications were discussed and agreed upon.

Everman made a motion to Authorize Blake and Smola to prepare a final draft, meet with the County Attorney regarding placement of the regulations in the County Code of Ordinances, and submit the Commission recommended draft to the Board of Supervisors at the earliest convenience. Cahoon seconded. Ayes; Smola, Cahoon, Pladsen, Everman. Nays; Leppert. Motion Carried.

Motion made by Pladsen and seconded by Everman to adjourn the meeting. MCU

Tom Blake, Zoning Administrator