

# TAMA COUNTY ZONING COMMISSION MINUTES

Comprehensive Land Use Plan; Wind Energy Conversion System Ordinance

Wednesday February 11, 2026. Administration Building, 104 W State Street.

Board members present: Doug Dvorak, Carol Meyer, Wade Mitchell, Steve Petersen. Jody Boldt (online).

8 community members were present in the room, and 2 were present on Teams.

## MINUTES:

The meeting was called to order at 6:00 PM by Dvorak, followed by the Pledge of Allegiance.

Motion by Petersen, second by Meyer to approve the tentative agenda. All Ayes, motion carried.

Minutes from the previous meeting on 1/20/25 were reviewed. Motion by Meyer, second by Mitchell to approve the minutes. All Ayes, motion carried.

Opening remarks were made by Zoning Administrator Laura Wilson.

Motion by Petersen to appoint Doug Dvorak as Chairman for the calendar year 2026, second by Meyer. All ayes, motion carried.

Motion by Mitchell to appoint Steve Petersen as Vice-Chairman for the calendar year 2026, second by Meyer. All ayes, motion carried.

Administrator Wilson updated the group on the introduction of a House File that was proposed to eliminate the requirements of State Code 18B.1 and 18B.2.

The Zoning Commission members and Comprehensive Land Use Plan community participants had an open discussion including; testing times from the survey draft, survey revisions that were made from feedback, a plan to use the larger-font PDF version for paper-copy surveys instead of printing from the online version, using the Microsoft365 Forms as the survey platform free of extra cost due to County employees already having an account, the length of time to plan having the survey available to the public, planned method of distributing information about the survey availability, and possible maps and census tables to include in the final report.

Future meeting dates were discussed, planning for Zoning and Land Use Plan participants to meet before the Survey is concluded, to continue working on content of the Land Use Plan and to work on the Wind Energy Conversion System (WECS) ordinance draft.

The Commission members switched to discuss the WECS draft; asking the Administrator to provide wording to review for non-commercial WECS, updating definitions, and reviewing the issue resolution section.

Motion to adjourn by Meyer, second by Petersen. All Ayes, Motion Carried. Meeting adjourned at 8:03 PM.

***\*\*VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD MEETING HELD FEBRUARY 11, 2026 WILL BE AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL\*\****

Respectfully Submitted,

Laura Wilson