

TAMA COUNTY ZONING COMMISSION MINUTES

Comprehensive Land Use Plan; Wind Energy Conversion System Ordinance

Thursday February 26, 2026. Administration Building, 104 W State Street.

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

4 community members were present in the room, and 4 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 Meyer, second by Boldt to approve the tentative agenda. All Ayes, motion carried.

Minutes from the previous meeting on 2/11/26 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.

The bill regarding the potential repeal of smart planning rules 18B.1 and 18B.2 has been renamed to HF2618, but no updates on the status at the time of the meeting.

Administrator Wilson shared current trends from the online survey responses. The survey had been posted for approximately 10 days at the time of this meeting. She also shared an update for distribution of survey flyers and survey paper copies in each community.

Administrator Wilson discussed with Curtis Behrens (Tama County Conservation Director) the possibility of Land Conservation Project inclusion for the Land Use Plan, and if he would take point for compiling that information. Other discussion was about comparing with other county plans, history resources, and for everyone to start thinking about content they want to include in the final Plan beyond survey results.

Wind Energy Conversion System (WECS) discussion began with discussion of the new section that was added by the Administrator for review, along with reference changes throughout to accommodate the addition. Review by the Commission covered sections 802 and 803, and also included discussions of Lmax(fast), definition reviews, and cross-reference reviews. A comment was also made by an attendee to possibly include wording in the WECS ordinance that is currently also in the Tama County Airport Tall Structures Ordinance #6.3. Administrator Wilson explained what was added for section 1200 "Non-commercial WECS", with most wording pulled directly from existing Tama County WECS ordinance, but the Commission did not start review of the section.

Discussion at the next meeting will begin with section 900. The next meeting is planned for March 11, 6pm. Dvorak requested having the section of the Utility Solar Draft available to reference for the WECS ordinance, and Petersen asked the Administrator to check with the County Attorney if they had a preference for Bonds.

Motion to adjourn by Petersen, second by Mitchell. All Ayes, Motion Carried. Meeting adjourned at 7:57 PM.

*****VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD MEETING HELD FEBRUARY 26, 2026 WILL BE AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL*****

Respectfully Submitted,

Laura Wilson