

MINUTES OF THE CLAYTON COUNTY  
PLANNING AND ZONING COMMISSION MEETING  
August 31, 2021

Members Present: Randy Vaske, Mike Tucker, Kari Friedlein, Doug Puffet,  
Members on Zoom: Mary Klink, Allan Troester, Rebecca Spielbauer, Elise Bergan, Bruce Kann  
Others Present: Patti Ruff; Justin, Angie Keehner; Doug Reynolds; Lyle Pritchard, Dan Trudo, Ruth Jacoby, Chad Giltzer, Norm Lincoln

The following items were considered on the Agenda:

**1. Call to Order**

The Clayton County Planning and Zoning Commission meeting was called to order at 7:02pm by Chairperson Allan Troester.

**2. Approval of Minutes from July 2021.**

**3. Consider Appeal #2-2021: Rezoning 28736 145<sup>th</sup> Street, McGregor from Light Industrial (M-1) to Heavy Industrial (M-2), tabled from the July 13<sup>th</sup> meeting.**

The August 10<sup>th</sup> meeting did not have a quorum. Mike T. made the motion to bring the appeal back to the table, with Kari second. Motion Carried.

Chad Giltzer updated the Commission on discussions held with the Iowa DOT. The DOT has determined a driveway can be installed off of Highway 18 to access these 12 acres, thus circumventing the use of 145<sup>th</sup> Street and the embargo it has in the spring.

The question was posed to the Keehner's if this was an all or nothing deal for them, meaning rezoning of the entire 12 acres versus only rezoning the acre lot with the building on it. Keehner's confirmed it was an all or nothing in regards to the rezoning of the entire 12 acres.

Patti read out loud a letter of concern from Jen Edlund and Chad Feller over the rezoning.

Further discussion was held on creating a special exception use to allow a sand blasting business to exist in a light industrial zoned parcel. Mary K. voiced her concerns over rezoning all 12 acres and having it opened up to any and all different types of heavy industry.

Mary made a motion recommending the special exception use to allow the blasting business in light industrial. There was no second. Motion died.

Doug Puffet moved to approve the rezoning from light to heavy industrial for the application of all 12 acres. Bruce K. second the motion. Roll Call vote:

Aye – Mike Tucker, Randy Vaske, Doug Puffet, Kari Friedlein, Rebecca Spielbauer, Bruce Kann, Elise Bergan, Allan Troester

Nay – Mary Klink

Motion carried 8 to 1.

Approved application will now go to the Board of Supervisors for a public hearing and readings on the amendment to the zoning map.

**4. Adjourn.**

Doug motioned to adjourn at 7:33pm with Mike second.