

**MILLS COUNTY
PLANNING & ZONING COMMISSION**

403 Railroad Avenue
Glenwood, IA 51534

MEETING MINUTES

Meeting Date:	May 3, 2022	Time Called to Order:	6:00 PM
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		Present	Absent
BOARD MEMBERS	Jon Lorson	X	
	Teresa Keller	X	
	Joe Martin (Vice Chair)		X
	Lynn Christensen	X	
	Nick Jameson (Chair)	X	
	Allan Hughes		X
	Bree Frye		X
	Holly Jackson (Zoning Technician)	X	
	Lonnie Mayberry (Board of Supervisors)		X

Issues and Discussions

1. Approve Meeting Agenda:

Lorson motioned to approve Meeting Agenda.
2nd by Christensen; Motion carried.

2. Approve Meeting Minutes from previous meeting.
Jameson Motioned to approve Meeting minutes.
2nd by Keller.

3. revisions to Mills County Ordinances Chapter 27.12 **Solar Energy Systems**.
 - Presentation by Mills County Staff, Jackson of proposed amendments to existing ordinance. Discussion with MidAmerican Energy via Virtual. Jackson stated that a moratorium had been put in place by the Mills County BOS for Commercial Solar. Jackson reached out to other jurisdictions that have recently updated their solar ordinances.
 - MidAmerican was available to discuss their most recent solar project in Webster County. Commission asked questions about the project. The project is approximately 700 acres. The life expectancy of the solar panels is approximately 30 years. They planted pollinators around the solar field. The panels are efficient in Iowa with the net capacity factor, even on cloudy days. The difference between

Iowa is actually not as much as one would think, the difference is less than 6%. When the sun isn't shining, the solar can still produce during cloudy days. Other development around the solar is not limited. Solar fields do not need to be isolated. Aviation is dealt with prior to the project with permissions from the FAA. Setbacks in Webster County were not an issue. It was built in an agricultural area. Setbacks currently listed in our ordinances are consistent with other areas they have seen. Dual Axel Solar is not new technology. It can take up more ground and takes more to maintain. The height requirements for that type of a project would be a safety issue if it is a height around 50 foot. There are several federal regulations that would need to be followed. The Support from the Webster County Community was encouraging. After reviewing Mills County Solar Ordinance, items they would take into consideration would be inclusion of a road study and a drainage study.

- Board Discussion. Commission decided to have a virtual meeting with Charlie Nichols from Linn County pertaining to their new Commercial Solar Farms and Updated Ordinances. Commission needs to review current ordinances and what has been discussed. Points to consider are such things as Variance—will the Ordinances allow for it? Screening, Setbacks, etc.

4. Public Comment. None

5. Meeting Adjourned: Lorson motion to adjourn meeting.
2nd by Keller
Motion carried.

End of Minutes