

**MILLS COUNTY  
PLANNING & ZONING COMMISSION**

403 Railroad Avenue  
Glenwood, IA 51534

**MEETING MINUTES**

Meeting Date:	May 2, 2023	Time Called to Order:	6:00 PM
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Roll Call		Present	Absent
Planning and Zoning Commission	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 (arrived late)	
	Staff Members		
	Holly Jackson (Zoning Official)	X	
	Audra Krueger (Permit Tech)	X	
	Lonnie Mayberry (Board of Supervisors)	X	

➤ **MEETING INFORMATION:**

- Due to the absence of the Chair and Vice Chair, Bree Frye volunteered to act as chair. There were no objections from the other members.

➤ **IN ATTENDANCE:**

- **PUBLIC GUESTS:** Brandon Wigginton

➤ **APPROVAL OF AGENDA:** Motion to approve made by Allan Hughes and seconded by Jon Lorson

➤ **APPROVAL OF PREVIOUS MEETING MINUTES:** Motion to approve made by Teresa Keller and seconded by Lynn Christensen

➤ **NEW BUSINESS:** Discussion and updates to Mills County Comprehensive Plan process.

- H. Jackson went over the scope of the project, current and future. The website is still open for public input. It is scheduled to be completed in October, 2023.
- Board Discussion. Hughes asked about a media campaign. He would like to see more people participate. He suggested postcards that are sent to every

household. Jackson explained the various media and news outlets were used to encourage people to participate. Sending out mailers may become too costly. She also encouraged all Commission Members to share the link and ask for participation. Other Commission members asked, if people understood what it meant; what are other ways to get people to participate; along with sharing concerns of the small percentage of people participating, are the answers accurate. Keller stated she follows the facebook pages and saw the information. Jackson offered copies of fliers with the link and asked each member to share and also participate.

- **PUBLIC COMMENT.** No public comment.
- **BOARD ACTION.** None needed.

- **NEW BUSINESS:** Discussion and updates to revisions of Chapter 27 Mills County Ordinances.
  - Jackson presented and provided examples of suggested additions to the current ordinances. Such as a Special events chapter that would require a permit and an Ordinance on Ag Tourism. She also discussed the future land map. Much has changed since the 2019 flood, thus the Ordinances need to reflect the changes and zoning district suggestions. Included in that discussion is the Corridor Overlay requirements and chapter to be reviewed.
- **PUBLIC COMMENT:** Brandon Wigginton was in attendance and asked to speak during the public comment portion of the meeting. He introduced himself and his business, which is primarily exporting Walnut trees. While looking for a property to expand his operation, he noticed that Open Warehouse is not allowed in the Ag/Residential section of the Ordinances. He explained how a change in the ordinance could be beneficial.
  - Lorson asked about his particular project, such as what would be stored there.
  - Frye asked about a sliding gate for in and out of the property and asked if future use could be utilized by in enclosures.
  - Jackson explained that this is for discussion purposes only. The public comment is to provide information only. The item was not on the agenda and could not be added due to being approached by Wigginton that same day. She stated this would not be a zoning district amendment but instead an Ordinance amendment to the existing zoning district. She advised that a zoning district amendment changing the said property to the same zoning district as the adjoining property in Commercial, may have a negative impact on other commercial property in the county. She pointed out that Open Warehouse is an allowed use with a Conditional Use permit in the current zoning ordinances and asked the Commission to consider the same in the AR zoning district.
  - Hughes stated it would be an easy slide to change the current allowed use in the AR zoning district. He also stated that this is the beginning of some good talking points.
  - Frye asked for current definitions to be read. Krueger read them aloud.
  - Hughes and Jackson explained the process. No guarantees were given, but it could be put on the agenda of the next Planning and Zoning Meeting.

- **MEETING ADJORNED:** Allan Hughes motion to adjourn meeting with a second from Bree Frye.  
MOTION CARRIED.

***End of Minutes***