

**POTTAWATTAMIE COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, OCTOBER 16, 2023  
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE  
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

**1. CALL TO ORDER**

The meeting was called to order by Chairman Silkworth at 5:30 P.M.

**2. ROLL CALL**

Members Present: Larson, Leaders, Silkworth, Chapman  
Members Absent: Schultz  
Staff Present: Wyant, Kalstrup

**3. MINUTES**

Motion #1: to approve the Minutes of the September 18, 2023 meeting.  
Motion by: Leaders.  
Second by: Chapman.  
Vote: Unanimous vote. Motion carried.

**4. PUBLIC HEARING**

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

**CASE #ZTA-2023-03**

**APPLICANT:** Pottawattamie County  
**REQUEST:** Zoning text to amend the Pottawattamie County, Iowa, Zoning Ordinance, Chapter 8 by adding Wind Energy System and Solar Energy System.

Motion #2: to open the public hearing on Case #ZTA-2023-03  
Motion by: Leaders.  
Second by: Chapman.  
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #ZTA-2023-03  
Motion by: Larson.  
Second by: Leaders.  
Vote: Unanimous Vote. Motion Carried.

Motion #4: to recommend the request of Pottawattamie County to amend the Pottawattamie County, Iowa, Zoning Ordinance, Chapter 8 by adding Wind Energy System and Solar Energy System, as filed under Case #ZTA-2023-03, be approved by the Board of Supervisors with the following changes:

1. **SETBACKS:** WTGs in a CWES shall not be located less than one half (1/2) mile to the closest exterior wall of any non-participating dwelling as measured from the center of the WTG base. CWES may be setback less one half (1/2) mile from any participating dwelling or any dwelling for which the property owner signs a waiver agreeing to reduce the setback distance; provided, however, in no event shall a CWES be located less than one and one-tenth (1.1) times the total height to any dwelling. In no event shall a CWES be located less than fifteen hundred (1,500) feet to any lot line or public right-of-way; provided, however, there shall be no side or rear yard setback for any lot line where the CWES is located on abutting participating parcels.

2. Remove WTGs in a CWES from the A-3 (Riverfront) Zoning District.

Motion by: Leaders.  
Second by: Chapman.  
Vote: Ayes –Larson, Leaders, Silkworth, Chapman. Motion Carried.

5. **ADJOURNMENT**

Motion #5: to adjourn.  
Motion by: Leaders.  
Second by: Larson.  
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 7:11 P.M.

\_\_\_\_\_  
Dolores Silkworth, Chairman

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Matt Wyant, County Planning Director

\_\_\_\_\_  
Date