

## Zoning Commission Meeting Minutes – February 7, 2025

The Muscatine County Zoning Commission held a Public Hearing in the Administration Building on Friday, February 7, 2025 starting at 10:00 a.m.

**Present:** Tom Harper (Chair), Martha Peterson, Carol Schlueter

**Absent:** Brad Akers (Vice Chair), Laura Curtis Kramer

**Staff Present:** Eric Furnas, Morgan Othmer

**Others present for this meeting included:** Barry Frantz and Todd Lorack

- **Approval of the January 3, 2025 meeting minutes.**
  - A motion was made by Martha Peterson to approve the January 3, 2025 meeting minutes and was seconded by Carol Schlueter.
    - Aye's: Tom Harper, Martha Peterson, Carol Schlueter
    - Opposed: None
    - Motion approved.
  
- **Appointment of new Chair and Vice Chair**
  - A motion was made by Carol Schlueter to approve Tom Harper as Chair and Brad Akers as Vice Chair for the upcoming year and was seconded by Martha Peterson.
    - Aye's: Tom Harper, Martha Peterson, Carol Schlueter
    - Opposed: None
    - Motion approved.
  
- **Agenda Item #01 – Frantz Cedar Valley Subdivision**
  - Barry Frantz spoke about his request and explained that he has been farming some of the land for the past couple of years and plans to acquire it.
  - Eric Furnas explained that a subdivision is required as the quarter, quarter section had previously been split and the land will remain agricultural.
  - Carol Schlueter confirmed that the existing driveway would be used and the applicants confirmed that it would be.
  - A motion was made by Carol Schlueter to approve the combined preliminary/final plat of the one lot, A-1 Agricultural subdivision, Frantz Cedar Valley Subdivision. Martha Peterson seconded the motion.
    - Aye's: Tom Harper, Martha Peterson, Carol Schlueter
    - Opposed: None
    - Motion approved.

- **Agenda Item #02 – Public Hearing on possible ordinance amendments for the regulation of Data Centers**
    - The Public Hearing was opened at 10:09 a.m.
    - There were no attendees for the Public Hearing.
    - Eric Furnas reported that many counties are pushing to locate Data Centers in industrial areas. This way, the noise would be similar to the noise a factory might make and would not impact residential areas.
    - Eric then asked the Commission if they would like to require a Special Use Permit. The group expressed concern about Industrial zoned properties that are near residential areas and agreed that a special use permit should be required.
    - A motion was made by Carol Schlueter to close the Public Hearing at 10:26 a.m. and was seconded by Martha Peterson.
      - Aye's: Tom Harper, Martha Peterson, Carol Schlueter
      - Opposed: None
      - Motion approved.
    - A motion was made by Martha Peterson to recommend adoption of the following:
      - Definition: Cryptocurrency mining or production installations and Data Center: A physical facility that uses computing and networking equipment to collect, store and process data, as well as distribute and access resources. It may also include supporting equipment such as batteries, back-up generators and cooling equipment.
      - Cryptocurrency mining or production installations and Data Centers be a Special Permitted Use in the I-1 & I-2 Districts
        - Carol Schlueter seconded the motion.
          - Aye's: Tom Harper, Martha Peterson, Carol Schlueter
          - Opposed: None
          - Motion approved.
- Meeting adjourned at 10:28 a.m.

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