

MINUTES OF THE CLAYTON COUNTY  
PLANNING AND ZONING COMMISSION MEETING  
June 9, 2020

Members Present via Zoom: Doug Puffett, Elise Bergan, Brue Kann, Mary Klink, Rebecca Spielbauer  
Members Present: Dan Parker, Randy Vaske, Mike Tucker, Allan Troester  
Members Absent: Doug Reimer  
Others Present: Patti Ruff

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 7:00pm by Chairperson Allan Troester.

**2. Approval of Minutes**

The minutes from the May 12, 2020 meeting were approved. Motion was made by Dan P. with Mike T. seconded. Motion carried.

**3. Public Hearing on Application #4-2020:** Rod Kregel requesting rezoning from Agricultural to Commercial at 20311 115<sup>th</sup> Street, Monona for the purpose of building storage units and building rental to K&S Machining. Mr. Kregel presented his plan for this property to the Commission. Bruce Kann asked if there would be an issues with spot zoning since it is located out away from other commercially zoned areas. Patti did not think so since ITC has a substation directly to the west and with also being close to the actual city limits of Monona. There were no concerns from anyone voiced with the Zoning Office over the rezoning of the property. Mike T. motioned to approve the rezoning of the Kregel property from Agricultural to Commercial. Dan P. second the motion. Motion carried.

**4. Repeal and Replace Subdivision Ordinance.** Patti explained to the Commission the subdivision ordinance has not been addressed since 2007. It doesn't have good organization and flow creating a very cumbersome document. She further explained what the subdivision ordinance governs and how it is used when dividing land, along with actual development within the county. The addition of agricultural land division exemption and updating the paper filing of plats of survey were the main changes to the document. With the ag exemption, the land being divided must stay as agricultural ground or splitting off the farmhouse from the crop ground. There could not being any development on that land and still qualify for the exemption. Further discussion was held. Patti said she would run it passed the county attorney to make sure everything was in legal order. Kari made the motion to recommend repeal and replacing the ordinance for the approval of the Supervisors. Mary second the motion. Motion carried.

**5. Discussion on vacation rental properties in the unincorporated areas of Clayton County.** Bruce had contacted Patti to see if the county had any regulations or guidance on vacation rentals like VRBO or Air bnb sites and wanted to add this item as discussion on the agenda. Patti said she did some research on vacation rentals and looked for other counties/cities that may be regulating them. She presented several items of interest to the commission; how hotel/motel taxes are collected on

these sites, a rundown of current definitions in the zoning ordinance that come close to what a vacation rental is, and also the regulations covering vacation rentals in the city of Clear Lake, Iowa.

Dan Parker asked if we start a permitting process for these, who would be the one authorizing them and or inspecting them? Patti was not sure, and said maybe her office? Comments were made on the general public being the “inspectors” and the reviews on the internet and word of mouth would weed out the shady ones.

There is no master list of vacation rentals in the county and it would be time consuming to scour the web and drive around the county to try and get a handle on how many vacation rentals there are. Mary asked what is the point of doing this? She informed everyone on the hotel/motel tax she pays as the owner of a b&b and how some of those dollars is supposed to come back to Elkader, but wasn't sure on where exactly that money goes. Doug P. wanted to table the discussion and have more research done on the subject. He wanted to check to see if any towns in Clayton County were doing anything with vacation rentals. Patti agreed she would do some more research on the subject and follow up and a future meeting.

**6.** Bruce motioned we adjourn. Dan second the motion. Meeting adjourned at 7:35pm.