



Dubuque County Zoning Board Zoning Board Meeting Minutes May 19, 2026

Chairperson Dave George called the meeting to order at 6 p.m.

Chairperson Dave George, Vice-Chairperson Samantha Boyes, Ron Breitbach, Kathleen Scherrman, Jerry Sigwarth, Steve Davis and Lisa Flanagan.

The Zoning Commission Board met at the Dubuque County West Campus, 1225 Seippel Rd, Dubuque, IA, 52002. You have the option to attend Zoning Board meetings. The County offers Zoom with both audio and video available. Every agenda will include information on how to log in to attend that meeting. Those wishing to attend meetings in person may do so. All Zoning Board official meetings are recorded and available to be viewed at <https://www.dubuquecountyiowa.gov/467/Agendas-Minutes>

ROLL CALL - Members present: Dave George, Ron Breitbach, Kathleen Scherrman, Jerry Sigwarth, Samantha Boyes and Steve Davis. Lisa Flanagan was absent. Staff Present: Ed Raber, Ben Kober and Amy Schmerbach.

APPROVAL OF MINUTES - A motion was made by Steve Davis, **seconded by Samantha Boyes to approve the minutes with edits of the April 21, 2026, meeting. The motion passed unanimously Vote: 5-0.**

PLAT APPROVAL:

Plat of Survey of Mootz Subdivision (Tabled from the April 21, 2026 meeting) Preliminary Plat Speaking to the Board was Johnathon Kline, with Origin Design. **A motion was made by Steve Davis, seconded by Jerry Sigwarth, to approve the plat with the condition that the property be rezoned from R-1, Rural Residential to R-2, Single Family Residential before the final plat is completed. The motion passed unanimously. Vote 5-0.**

Plat of Survey of Bucks Run Subdivision – Final Plat – Speaking to the board was Dan Marti with Origin Design. **A motion was made by Samantha Boyes, seconded by Jerry Sigwarth, to approve the plat. The motion passed unanimously. Vote 5-0.**

Plat of Survey of Hirsch Place 2nd Addition (Revised) - Final Plat – Speaking to the board was Dan Mart with Origin Design. **A motion was made by Jerry Sigwarth, seconded by Samantha Boyes, to approve the plat. The motion passed unanimously. Vote 5-0.**

Ron Breitbach joined the meeting at 6:42 p.m.

Plat of Survey of Klein Scenic View 4th Addition – Final Plat - Speaking to the board was Parker Klein. **A motion was made by Samantha Boyes, seconded by Steve Davis, to approve the plat. The motion passed unanimously. Ron Breitbach abstained due to only hearing part of the case. Vote 5-0.**

Plat of Survey of Tamarak S.E. Fifth Subdivision – Final Plat - Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Jerry Sigwarth, seconded by Steve Davis to approve the plat. The motion passed unanimously. Vote 6-0.**

Plat of Survey of Timber Ridge Subdivision – Final Plat - Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Samantha Boyes, seconded by Ron Breitbach, to approve the plat. The motion passed unanimously. Vote 6-0.**

Plat of Survey of Bettcher Farm Subdivision – Final Plat - Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Kathleen Scherrman, seconded by Steve Boyes, to approve the plat. The motion passed unanimously. Vote 6-0.**

REZONING CASES:

ZC#05-09-26 Jude & Danielle Connolly A-1 Agricultural to A-2 Agricultural Residential. Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Ron Breitbach, seconded by Jerry Sigwarth, to approve the rezoning of 2.886 acres more or less be rezoned to A-2, Agricultural/Residential for one home only and the remainder will stay A-1, Agricultural. That the balance of the parcel is not allowed to have another dwelling unless the property is rezoned for that use. The motion passed unanimously. Vote 6-0.**

Plat of Survey of Prairie Creek Subdivision – Final Plat - Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Jerry Sigwarth, seconded by Samantha Boyes, to approve the plat. The motion passed unanimously. Vote 6-0.**

Plat of Survey of Wildflower Ridge Sub. #5 - Final Plat
Speaking to the board was Michael Gantz. **A motion was made by Steve Davis, seconded by Ron Breitbach, to approve the plat. The motion passed unanimously. Vote 6-0.**

OLD BUSINESS:

Ben Kober said the Board of Supervisors approved ZC#04-06-26 Alvin & Kathryn Pothoff and Francis & Jayne Pothoff R-1, Rural Residential to R-2, Single Family Residential, ZC#04-07-26 Richard Oberbroeckling and Toboneous Moeggenberg R-1, Rural Residential to R-2, Single Family Residential, ZC#04-08-26 City Lake MHP, LLC and Justin Heim R-4, Multi Family Residential to R-2, Single Family Residential and the final plat for Wilwert Farm Subdivision Plat 3 were all approved by the Board of Supervisors.

NEW BUSINESS: Ben Kober told the Zoning Commission that when the Unified Development Code was finished it would come before them for recommendations to the Board of Supervisors. Mr. Raber talked about some changes that could be happening because of Supreme Court Updates that would affect some of the Zoning Commission's decisions. There was discussion about the Iowa Utility Commission and discussion on how other counties and states are handling the data centers. Ben Kober said that he has researched Linn Counties ordinance for Data Centers and explained how they handled them.

PUBLIC COMMENTS:

Speaking to the Board concerning Data Centers was:

- Jim McClain, 255 Bradley Street, Dubuque IA 52001
- Mike Wolter, 6908 Olde Davenport Road, Dubuque IA 52003
- Blake Thomas, 4068 St. Catherine Rd, Bellevue IA 52031
- Devon Welty, 16435 Old Highway Rd, Peosta IA 52068
- Devon Kohnen, 5533 Northwood Ct, Asbury IA 52002
- Richard Kaufman, 6765 Massey Station Rd, Dubuque IA 52003
- Katie Thomas, 4068 St Catherine Rd, Bellevue IA 52031
- Samantha Kluesner, 17634 River Vista Dr. Dubuque IA 52001
- Mary Decker, 9111 Laudeville Rd, Dubuque IA 52003

Dave George, Chairperson, said that we will post any meetings about the Data Centers and that there is a sign in sheet that if anyone wants to be notified by email, they should fill out this sheet.

ADJOURNMENT: A motion was made by Ron Breitbach, **seconded by Jerry Sigwarth to adjourn the meeting. The motion passed unanimously. Vote: 6-0. The meeting ended at 9:02 p.m.**