



Dubuque County Zoning Board Zoning Board Meeting Minutes June 16, 2026

Chairperson Dave George called the meeting to order at 6 p.m.
Chairperson Dave George, Vice Chairperson Ron Breitbach, Samantha Boyes,
Kathleen Scherrman, Jerry Sigwarth, Lisa Flanagan & Steve Davis

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, Samantha Boyes, Kathleen Scherrman, Jerry Sigwarth, Steve Davis and Lisa Flanagan. Staff Present: Ed Raber, Ben Kober, Amy Schmerbach.

APPROVAL OF MINUTES - A motion was made by Ron Breitbach, seconded by Steve Davis, to approve the minutes with said corrections of the May 19, 2026 meeting. The motion passed unanimously. Vote: 7-0.

PLAT APPROVALS:

Plat of Survey of Egli Place Plat 2 – 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: 7-0.

Plat of Survey of Egli Place Plat 3 – Final Plat

Speaking to the board was Dave Schneider, Schneider Land Surveying. A motion was made by Steve Davis, seconded by Jerry Sigwarth, to approve the plat. The motion passed unanimously. Vote: 7-0.

Plat of Survey of Barrington Lakes No. 6 – Final Plat

Speaking to the board was Dave Schneider, Schneider Land Surveying. A motion was made by Lisa Flanagan, seconded by Samantha Boyes, to approve the plat. The motion passed unanimously. Vote: 7-0.

Plat of Survey of McQuillen Farm Subdivision – Final Plat

Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Jerry Sigwarth, seconded by Kathleen Scherrman to approve the plat. The motion passed unanimously. Vote: 7-0.**

Plat of Survey of Lot 1-2 & Lot 2-2 Culbertson Place – Final Plat

Speaking to the board was Jessalyn McDermott, Buesing & Associates . **A motion was made by Ron Breitbach, seconded by Steve Davis to approve the plat. The motion passed unanimously. Vote: 7-0.**

Plat of Survey of Rolling Hills Estates No. 3 – Final Plat

Speaking to the board was Jessalyn McDermott, Buesing & Associates . **A motion was made by Jerry Sigwarth, seconded by Steve Davis to approve the plat. The motion passed unanimously. Vote: 7-0.**

REZONING CASES: None

OLD BUSINESS:

Ben Kober said the Board of Supervisors approved ZC#05-09-26 Jude & Danielle Connolly A-1 Agricultural to A-2 Agricultural Residential, Timber Ridge-Final Plat & Genesis Subdivision – Final Plat were all approved by the Board of Supervisors on June 15th. The Board of Supervisors tabled the Hirsch Place 2nd Addition – Final Plat & they denied the Final Plat of Mootz Subdivision.

Commissioner Lisa Flanagan left the meeting @ 7:58 p.m.

NEW BUSINESS: The staff from MSA gave a presentation regarding the Unified Development Code and talked about the details of what they have been working on; including the Zoning Ordinance and Subdivision Ordinance process updates and content changes in the draft of the Unified Development Code (UDC). The Zoning Commission, Zoning Staff and MSA discussed how the process would work and their goal of the time frame to get it done.

PUBLIC COMMENTS: Speaking to the Board was:

Steve Peake, 8022 Hidden Valley Rd, Dubuque-he congratulated Samantha Boyes for doing a great job constructing the moratorium and the data center ordinance plan. He asked where the Commission would get their technical information for the data center ordinance and if the county planned on staying in line with the City of Dubuque has. The Commission then discussed the importance of preserving agricultural property.

Mary Decker, 9111 Laudeville Road, Dubuque-said she is opposed to the data centers because they will change the community, and it would hurt the wildlife. Talked about asthma, dust and pollutions.

John O'Brien, 5922 Airview Dr, Dubuque-wanted to request that if there are subject matter experts brought in to help with the technical part of the data center ordinance that we hire neutral people not industrial people.

Robert Freiburger, 6478 Olde Davenport Rd, LaMotte-opposed to the data centers for several reasons; he has asthma and is afraid it will get worse, worried that there will be much more water run-off because of all the concrete & suggested ½ mile setbacks.

Samantha Boyes said that they would appreciate any information that the public has about the data centers.

Diane Mohr-161 Solomia Ct, Peosta-said that Jackson County has a data center draft online that is very specific and very well done and thought it would be a good idea if the commissioners looked at it.

Michelle Russell, 4413 Barnwood Ln, Dubuque-asked if the City of Dubuque and Dubuque County are working together on the data center ordinances.

Samantha Boyes explained that they are not working together, however, the City will have to go through the same process with their data centers.

Dave George said that all the surrounding cities and counties are probably starting to look at what they need to do for their area.

Dave Schneider, Schneider Land Surveying, Farley-said that these data centers and the large-scale solar farms should be in industrial areas not on farm ground.

Ann McDonough, Dubuque County Supervisor-thanked Samantha Boyes for preparing the data center document and that it really helped the county. She said that the Board of Supervisors will have data center meetings on the Mondays that they do not have their regular meetings. She said it will be important to categorize the data centers in the right location, be aware that the little cities in our county could be approached to have land annexed, the community should be engaged the meetings and talk to their city councils to see if they have started thinking about the data centers. She said that everyone involved in this process is doing a great job.

**ADJOURNMENT: A motion was made by Ron Breitbach, seconded by Samantha Boyes to adjourn the meeting. The motion passed unanimously. Vote: 6-0.
The meeting ended at 9:05 p.m.**