



Dubuque County Zoning Board

Zoning Board Meeting Minutes

July 21, 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, Steve Davis & John Cook

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, Kathleen Scherrman, Jerry Sigwarth, Samantha Boyes, Steve Davis and Ron Breitbach. John Cook was absent. Staff Present: Ed Raber, Ben Kober and Amy Schmerbach.

APPROVAL OF MINUTES - A motion was made by Jerry Sigwarth, **seconded by Kathleen Scherrman**, and passed unanimously to approve the minutes of the June 16, 2026 meeting. **Vote: 6-0.**

PLAT APPROVAL:

Plat of Survey of Voncarlowitz Place No. 2 – Final Plat – Speaking to the board was Jessalyn McDermott with Buesing & Associates Inc. **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 Sherrill Place No. 3 – Final Plat – Speaking to the board was Jessalyn McDermott with Buesing & Associates Inc. **A motion was made by Ron Breitbach seconded by Jerry Sigwarth, to approve the plat. The motion passed unanimously. Vote 6-0.**

Plat of Survey of Rauen Place – Final Plat – Speaking to the board was Jessalyn McDermott with Buesing & Associates Inc. **A motion was made by Samantha Boyes, seconded by Kathleen Scherrman, to approve the plat. The motion passed. Steve Davis abstained as his firm represents the seller. Vote 5-0.**

Plat of Survey of Arlen Acres Plat 2 – Final Plat – Speaking to the board was Dave Schneider, Schneider Land Surveying. **A motion was made by Samantha Boyes, seconded by Jerry Sigwarth to approve the plat. The motion passed unanimously. Vote 6-0.**

Zoning Board Meeting Minutes- July 21, 2026

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

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

REZONING CASES:

ZC#07-10-26 Dollin Inc/Alex & Bridget Kremer A-1, Agricultural to A-2, Agricultural Residential Speaking to the board was Alex Kremer and Gary Weber. **A motion was made by Jerry Sigwarth, seconded by Ron Breitbach, to approve the rezoning of 3 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.**

ZC#07-11-26 Genesis Three Holdings LLC/Ron & Margie White R-1 Rural Residential and B-2 Highway Business to M-1 Industrial
Speaking to the board was Dave Schneider with Schneider Land Surveying and Ron White with Genesis Three Holdings LLC. **A motion was made by Ron Breitbach, seconded by Steve Davis to table the rezoning request. The board requested that the applicant return with a more specific site plan that has been reviewed by staff members detailing what the intended use for the property would be, and a stormwater impact statement from the Watershed Department. The motion passed unanimously. Vote 6-0.**

ZC#07-12-26 Carl & Karen Bries A-1 Agricultural to A-2 Agricultural Residential
Speaking to the board was Dave Schneider with Schneider Land Surveying. **A motion was made by Jerry Sigwarth, seconded by Ron Breitbach, to approve the rezoning of 5.54 acres more or less around the existing home and farm buildings 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.**

OLD BUSINESS:

Ben Kober said the Board of Supervisors approved the following plats: Wildflower Ridge Sub #5, Parker Addition, McQuillen Farm Sub, Barrington Lakes No. 6, Tamarack SE Fifth Sub, Lot 1-2 & 2-2 Culbertson Place, Rolling Hills Estates No. 3 & Bucks Run Sub.

NEW BUSINESS:

Ed Raber told the Board Members that there will be a PC-Planned rezoning application coming before them soon. He said the staff from different departments that will be involved in the Unified Development Code have been working with MSA and are making progress and hopes that at the next zoning meeting the members will be able to look at the first version and give their input. They discussed the upcoming special data center meeting and what they would be discussing on that day.

Zoning Board Meeting Minutes- July 21, 2026

PUBLIC COMMENTS: Speaking to the Board was:

Arlona Fredrickson 5422 St Joes Prairie Rd, Zwingle, she thanked Samantha Boyes for her work on how to move forward with the data center ordinance and said she was happy moving forward with this plan. She was very impressed with the board members discussion when deciding cases and making it clear that they wanted to preserve agricultural land but also helping keep the farms in the family.

Dave Schneider with Schneider Land Surveying, 906 1st Ave N, Farley-he said that the data centers are an industrial use and should be built only in the M-2, Heavy Industrial zoning district.

Mike Wolter, 6908 Olde Davenport Rd, Dubuque, he said that he feels like what the public is being told is not what is happening. He commended the board for their work and said that there should be a better way to get the public's information to the commission so they can take that into consideration.

William Thomas, 7060 Olde Davenport Rd, Dubuque, He said that communication needs to be better between staff, the commission and the public.

Jeff Metcalf, 15693 McClain Ln. Peosta, questioning when a road needs to be a two-lane road.

ADJOURNMENT: A motion was made by Jerry Sigwarth, **seconded by Samantha Boyes to adjourn the meeting. The motion passed unanimously. Vote: 6-0. The meeting ended at 9:50 p.m.**