

**MILLS COUNTY
ZONING BOARD OF ADJUSTMENTS**

403 Railroad Avenue
Glenwood, IA 51534

MEETING MINUTES

Meeting Date:	<i>July 21, 2026</i>	Time Called to Order:	<i>6:30 PM</i>
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		Present	Absent
BOARD MEMBERS	Patrick Collins		X
	Ted Golka	X	
	Cory Leick (Chair)	X	
	Heather Jenneman	X	
	Jeff Evans	X	
	Jack Sayers (<i>Board of Supervisors</i>)		X
	Audra Krueger (Permit Technician)	X	
	Matt Wyant (Building and Zoning Consultant)	X	

General meeting notes and minutes:

- Approval of the current meeting agenda
Motion to approve by: Golka 2nd by Jenneman
- Approval of previous Meeting Minutes
Motion to Approve by: Jenneman 2nd by Golka
- ◆ **Discussion/Formal Action Discussion/Formal Action** of Conditional Use Permit **#26-07** for the proposed Light Industrial Use, Nylon Rod Construction located at TBD 215th^h St. Pacific Junction in Lyons Township, in the Agricultural (A) Zone [(Sec/Twp/Rng:10-71-43 Parcel ID No. 128140000000000.)]
 - Applicants' Presentation: Clay Lincoln and Jeff Harger presented the small operation plan. Mr. Harger will lease the building from Mr. Lincoln for a period of 12 to 18 months once upgrades have been made to the building. This small business produces nylon rod products. Business is a single person operation; items will be taken from location via a pickup truck.
 - Public Comment: please see recorded minutes provided by Wyant
 - Applicants' additional comments: Upgrades to building will include new doors, updated electrical system, removal of all outdoor portables and regular mowing and snow removal.
- Close Public Hearing on Application 26-07
Motion to Close Public Hearing by Evans 2nd by Jenneman

Roll Call: Collins A Golka Y Leick Y Jenneman Y Evans Y

- Staff Report was read by Matt Wyant, Building and Zoning Consultant. Report recommended approval.
 - Board Discussion: Included confirmation of the following: why a question mark on the 911 address. Property does not currently have a 911 address, will be required to obtain one. Any industrial waste of any kind, nothing hazardous and there is no water usage.
 - Board Action: Motion to Approve with staff recommendations
Motion made to Approve by: Evans. 2nd by: Golka.
Vote: Roll Call Collins - A, Golka- Yes Leick – Yes Jenneman - Yes, Evans-Yes
Motion Carried

◆ **Consideration/Formal Action RE:** Resolution 26-06 Designating the Place/s at Which Notice of Meetings of the Mills County Zoning Board of Adjustment shall be posted.

Motion made by: To Approve Resolution 26-06 by Golka

2nd by Jenneman

Roll Call: Collins A Golka Yes Leick Yes Jenneman Yes Evans Yes

➤ **New Business:**

- Matt announced that a Conditional Use Permit application has been submitted by Orion Renewable Energy for the Folsom Lake Solar Project, meeting will be held on September 15th.
- Jenneman requested that the August meeting be moved to August 25th due to the Iowa State Fair being held on August 18th.

Motion Made by Jenneman 2nd by Evans

All approved- Motion carries

➤ **Meeting Adjourned:**

Motion to adjourn by Jenneman 2nd by Evans

Meeting adjourned.

Please see recorded minutes for more discussion.

END