

Tuesday March 3, 2026

The Deuel County Zoning Board met on Tuesday, March 3, 2026, at 9:30 a.m. in the Deuel County Court Room of the Courthouse in Clear Lake. Those present were board members Jay Grabow, Kevin DeBoer, Mike Lammers, Dennis Kanengieter, States Attorney Craig Evenson, Zoning Officer Jodi Theisen, and other members of the public.

Vice Chairman Kevin DeBoer called the meeting to order.

DeBoer asked if the board or any staff member had anything to add to the agenda, with none being offered.

DeBoer informed the public that if they would like to speak, they could do so during the public comment session.

DeBoer asked if any seated board member felt they needed to recuse themselves from any discussion topics on the agenda or from voting on any agenda item, with no board member responding.

Motion by Grabow, seconded by Lammers, to approve the agenda. Motion passed unanimously.

Motion by Grabow, seconded by Lammers, to convene as the Planning Commission. All voted in favor. Motion carried.

Zoning Officer Theisen reported that at the previous Planning Commission meeting, a motion was approved to establish a one-year moratorium on Public Power Plant Facilities. No motion was made at that time to forward a recommendation to the Deuel County Board of Commissioners. Proper ten-day public notice was published in accordance with due process. The purpose of today's meeting is to consider and make a formal recommendation to the County Board regarding the proposed moratorium.

Theisen stated she received a rezoning application and a Conditional Use Permit (CUP) application from Missouri River Energy Services on February 19, 2026, for a public and private utilities facility. A joint hearing with the Deuel County Board of Commissioners is scheduled for March 17, 2026. These applications are not subject to the moratorium, as they were submitted prior to its effective date.

The proposed moratorium would establish a temporary county-wide suspension on new Public Power Plant Facility applications, excluding wind energy conversion systems and solar energy facilities, while the County reviews and develops zoning regulations for such uses. If approved, the moratorium will take effect following the required publication period later this month. She also offered the State's Attorney to answer any questions regarding the effective date and the new application process.

Motion by Kanengieter, seconded by Lammers, to recommend to the Deuel County Board of Commissioners a one-year moratorium on Public Power Plant Facilities, with an environmental and community impact study to be completed during that time. All voted in favor. Motion carried.

DeBoer opened the meeting to public comment

Frank James – Supported the one-year moratorium, emphasizing updated zoning ordinances, independent environmental and community studies, and transparency. Criticized the Local Review Committee process for poor public involvement.

Sheila Monnier – Supported the moratorium and submitted signatures from residents. Emphasized that residents have been asking for updated ordinances since January to protect land, water, air quality, and

property values. Advocated for independent environmental review and updated ordinances before any new projects are approved. Highlighted confusion among southern county residents due to multiple overlapping energy projects and stressed long-term planning and public involvement.

Tony Quail – Requested denial of MRES’s project to allow time for social and environmental studies before construction.

Michell Oftedahl – stated that residents are already experiencing impacts from existing energy facilities, particularly noise concerns. She expressed that adding another generator before resolving current issues would worsen cumulative impacts. She supported the moratorium to allow time for independent study, updated ordinances, and stronger enforcement measures.

Erik Oftedahl – Encouraged the board to take time to listen to citizens and implement ordinances before approving new projects.

Terry Wolf (Vice President & COO Missouri River Energy) – Addressed the board regarding prior meetings with MRES, stressing community concerns, proper review, and ongoing engagement. Acknowledged MRES’s public outreach and studies, and emphasized the importance of taking citizen feedback seriously. Wolf explained MRES is community-owned, not-for-profit, and committed to community engagement. Described units as smaller, enclosed, and engineered to reduce noise, with relevant studies publicly available. Affirmed ongoing engagement regardless of moratorium outcome.

Chris Monnier – questioned the reliability of the sound study and the Local Review Committee process, noting equipment issues and data concerns. He urged the board to update ordinances proactively and consider allowing time for proper regulations before additional energy projects proceed.

^{Harringa}
Kim Harringa – Shared that she collected names and signatures from residents across multiple areas, emphasizing community concern and the importance of reviewing the list of supporters.

Andrea by Astoria – Worried about industrialization, loss of wide-open spaces, and decreased quality of life. Concerned that pursuit of financial gain is damaging the community.

Jo Anne Ovall – Worried about industrialization, loss of wide-open spaces, and decreased quality of life. Concerned that pursuit of financial gain is damaging the community.

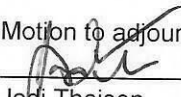
Kris Christianson – expressed frustration with Missouri River Energy Services, stating that residents have raised concerns since January and feel their input has not been adequately addressed.

Marlin Bjerke – Called for transparency on economic and environmental impacts, including tax revenue, CO2 emissions, and environmental studies. Emphasized publishing data for community awareness.

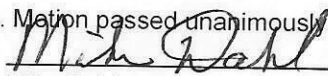
Sam Froehke – Provided technical commentary on sound measurement, emphasizing the complexity of decibels, frequency, and distance in evaluating noise impacts from generators. Stressed that sound levels depend on many variables and cannot be measured solely by source output.

Motion to close public comment Lammers, seconded by Kanengieter. Motion passed unanimously.

Motion to adjourn by Grabow, second by Lammers. Motion passed unanimously.



Jodi Theisen
Deuel County Zoning Officer



Mike Dahl
Chairman, Zoning Board