

April 1, 2026, minutes Area Plan Board

Chairman Jeff Amos called the meeting to order at 6:00 P.M.

New county surveyor, Ryan Miller was sworn in as a member of the board by attorney Geoff Wesling.

Roll Call: present; Jeff Amos, Virgil Bremer, Denny Corn, Eric Ward, Kelly Land, Ryan Miller, Kenny Aulbach, Mary Richardson, Attorney Geoff Wesling, Director Mike Holzback. Absent: Justin Orme

March 4th minutes were approved by a motion from Virgil and a second from Denny. All Voted aye.

Attorney Geoff Wesling asked the board to allow Jacob Troxell to speak. He is representing Jay Haney who was denied a special exception to build an accessory structure at 11828 n 900 W. He discussed previous issues on this parcel over the last four years and the need for this structure. He explained the pending litigation would be more costly to the county than to let him build the structure. Board members expressed the desire to proceed with litigation to get this parcel cleaned up and presentable as a residential parcel. It may receive a continuance in court.

APC-2026-2: UDO. Attorney Geoff Wesling advised the board to remove any Data Center ordinances for the time being in order to get the UDO approved. Continue to work on data center ordinances while the moratorium is in place and add them at a later date. Bryan Stumph, from HWC, gave a power point presentation on the overall UDO and answered questions from the board. Draft C, including the zoning maps, and the errata sheet will all be put together as one document pending approval from the commissioners. The data center line will remain on the matrix with blank boxes for now and when the data center ordinances are agreed upon, they will be added to the ordinance. Jeff then opened the public hearing. Melissa Meltzer had some questions on the zoning map in Manilla and agreed to the thought of continuing working on data center ordinances. Ted Laird said he thought it was a wise choice to work on data


center ordinances and put in place at a later date. Deborah Adams spoke and also agreed to postpone the data center ordinances and align them with solar regulations. Ann DeVrins spoke and felt like regulations on data center should have the same setback as solar. Denny then moved to close the public hearing seconded by Eric and all voted aye. Virgil moved to send a favorable recommendation to the county commissioners, the motion was seconded by Mary. All voted aye.

Bryan Stumph and director Mike Holzback will present the recommendation to the county commissioners on Monday April 6th.

There were no reports from the director, attorney, or committees.

Virgil moved to adjourn the meeting seconded by Denny. All Voted aye.

Chairman _____



Secretary _____

