



Planning & Zoning Minutes

December 23, 2025

Minutes by Kelsey Taylor, Chairperson of Planning & Zoning

Committee Members Present: Bryan Busch, Ramona Darrah, Kelsey Taylor, & Rob Jongquist

City Officials: Eric Van Kerchkove (Mayor), Eric Von Sprecken (Zoning Administrator), Michelle Cheever (City Engineer)

Community Guests: Ryan Keller (LS2group), Rajas Nimbarte (NextEra Energy) & Kelsey Bagot (NextEra Attorney)

Meeting was called to order at 5:30 pm by Von Sprecken.

Approval of minutes: motioned by Darrah, seconded by Jongquist.

Cheever presented on the need for P&Z review on the rezoning application of the Duane Arnold Energy Center (DAEC) due to the property falling within the 2-mile radius of the incorporated limits of the City of Palo. Linn County and Palo have a City and County Strategic Growth Plan that details what is to happen when rezoning applications are submitted to Linn County. These parcels fall within the County Service Area (CSA) of the plan.

Cheever indicated that she has reviewed the Rezoning Application Documents and does not see any concerns with the application. The plant plans to operate similarly to what it did when it was previously open and the main cause for this re-zoning is that Linn County did not previously have a zoning district specific to Nuclear Energy Facilities. Being the plant has not been operational for more than a year, and Linn County has recently adopted a new Zoning District there is a need for the rezoning.

Cheever talked to P&Z about the economic growth being a benefit to the City of Palo with significant full-time job creation. Also discussed was Duane Arnold being a great partner in the past to the city.

Cheever indicated that her report to council would request a road use agreement be carried out prior to any building permits being issued. Herself and Clark Robertson have already been in conversations with NextEra Energy regarding said agreement and see no concerns with it being executed in a timely manner.

Motioned by Jongquist, seconded by Taylor to recommend approval to Council of the rezoning request to go from Renewal Energy Overlay – AG (Agricultural) to EU-2 (Exclusive Use Two, Nuclear Energy Generating Facility and Nuclear Waste Storage) for the proposed recommissioning of the DAEC.