

**Jones County Planning and Zoning Commission Meeting Minutes July 9, 2024 4:30 p.m.**

Members present:

Tim Fay  
Keith Stamp  
Kris Doll  
Janine Sulzner  
Lowell Tiedt

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Robert Hinz  
Randy Williams  
Ben & Hilary Hogan

Chairperson Fay called the meeting to order at 4:30 p.m.

Motion by Stamp seconded by Tiedt to approve the agenda for the meeting. All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for the May 14, 2024, with corrections. All aye. Motion carried.

Motion by Tiedt seconded by Doll to open the public hearing at 4:31 p.m. for owner Roger Stephens and Robert Hinz, to rezone a portion of the SW 1/4 NW 1/4 containing 5.70 acres located in 34 of Lovell Township, generally located east of 1502 S. Main St., Monticello from the A1-Agricultural District to C2- Highway Commercial District. All Aye. Motion Carried.

Robert Hinz advised that his intention is to move his office space and truck parking to this location. Eventually he may need to bring over his tanks however at this time that is not the plan. Robert is planning on purchasing 2.63 acres from Roger Stephens. The rezoning is for 5.70 acres of the 16.77-acre parcel. The reason for the rezoning of the extra 3.07 acres is for anticipation of future commercial development. Until then, however it will continue to be used for agricultural use.

Motion by Tiedt seconded by Sulzner to close the public hearing at 4:37p.m. All aye. Motion carried.

Motion by Sulzner seconded by Stamp to recommend approval to the Board of Supervisors for the rezoning application for Roger Stephens and Robert Hinz, to rezone a portion of the SW 1/4

NW 1/4 containing 5.70 acres located in section 34 of Lovell Township, generally located east of 1502 S. Main St., Monticello from the A1-Agricultural District to the C2-Highway Commercial District.

Roll call vote:

Tim Fay- Aye  
Keith Stamp-Aye  
Kris Doll-Aye  
Janine Sulzner-Aye  
Lowell Tiedt-Aye

All Aye. Motion carried

Motion by Tiedt seconded by Doll to open the public hearing at 4:39 p.m. on the preliminary and final plats for owner Roger Stephens and applicant Robert Hinz. To subdivide the SW ¼ of section 24 of Lovell Township. Calling this Brad Stephens Fourth Addition.

The Commission reviewed the Land Use Administrator's report which included the following:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There are not two public access points, however there is one proposed entry from a driveway coming from South Main Street the centerline being from an existing driveway to the east of South Main Street.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
  - If more than one acre is disturbed a Storm Water Pollution Prevention Plan will be required to be submitted.
- Variance to Section 5. of Article VII, A soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
  - Per Jones County District Soil Conservationist, a soil erosion plan must be submitted before any land disturbing activity.

Hinz advised that as far as the access it will come off of South Main Street. It will be a common access easement, that will come directly across the road from Triangle Agri Services.  
Fay reminded Hinz about the signage and light ordinance.

Motion by Stamp seconded by Tiedt to close the public hearing at 4:44 p.m. All aye. Motion Carried

Motion by Sulzner seconded by Stamp to approve the preliminary and final plat of Brad Stephens Fourth Addition subdivision with the listed variances subject to the Board of Supervisors approval of the rezoning.

Roll call Vote

Fay- Aye

Stamp- Aye

Doll- Aye

Teidt- Aye

Sulzner- Aye

All aye. Motion carried.

The Land Use Administrator provided a brief update on happening for zoning violations and nuisances in the county.

There was much discussion on a possible special meeting for rezoning of a ready mix plant in the agricultural district to industrial district so it can come into compliance with the Jones County Ordinance.

The Special meeting was scheduled for July 23, 2024 at 9:00 a.m.

The next regular meeting will be Tuesday August 13, 2024, at 4:30 p.m. if needed.

Motion by Stamp seconded by Tiedt to adjourn at 5:11 p.m.

All aye. Motion carried.