

Jones County Planning and Zoning Commission Meeting Minutes July 23, 2024 9:00 a.m.

Members present:

Tim Fay
Keith Stamp
Kris Doll
Janine Sulzner

Members Absent:

Lowell Tiedt

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Ben & Hilary Hogan
Parker Shakespeare
James Hogan

Chairperson Fay called the meeting to order at 9:00 a.m.

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

Motion by Sulzner seconded by Doll to open the public hearing at 9:01 a.m. for owners Ben and Hilary Hogan, to rezone a portion of Parcel 2020-68 in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ containing 8.13 acres located in Section 18 of Castle Grove Township generally described as 24708 220th St., Monticello, from the A-Agricultural District to the I2- Heavy Industry District. The request is made in order to bring a newly constructed ready-mix facility into compliance with the Jones County Zoning Ordinance.

The application, aerial map, and written report were sent to the Commission and certified letters were sent to adjacent landowners. At the time of the meeting, all the adjacent landowners had received their certified letters. There were no written or verbal comments received on the application. The owners received a copy of the written report.

There was discussion as to the exact size of the rezoning request as the legal description advised .90 acres and the application stated 2 acres. It was discussed that total rezoning will be 1.90 acres including the parcel described as Parcel 98-56, located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ and in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 18 of Castle Grove Township, Owned by Hogan Farms, LLC. On this parcel it will include the washout pit along with truck parking.

Stamp had questions about having more permanent restroom facilities other than a Port O' Poty with employees and possibly customers coming to the property. There was some discussion of at least a Port O' Poty needs to be placed on the property for employees and visitors.

Sulzner advised that she had spoke with the County Engineer about additional traffic with large trucks. Since there used to be hog confinements in the area there shouldn't be more traffic than what the hog confinement brought in.

There was discussion about rezoning to I2- Heavy Industry or I1-Industry. Bard Materials is zoned as I1. Looking at the County Ordinance it appears that the rezoning could fall under either I1 or I2. It was decided to keep it uniform and rezone to I1-Industry.

The conditional zoning agreement was discussed and read to the Commission and Visitors. There were changes made.

Motion by Stamp seconded by Doll to close the public hearing at 9:10 a.m. All aye. Motion carried.

Motion by Sulzner seconded by Stamp to recommend approval with a conditional rezoning agreement to the Board of Supervisors to rezone 1.90 acres Owned by Benjamin and Hilary Hogan and Hogan Farms, LLC from A1- Agricultural to I1-Industry. Property is described as the South 230 ft. of the East 170 ft. Parcel 2020-68 along with parcel 98-56 located in the SW ¼ SE ¼ and in the SE ¼ SW ¼ all of Section 18 of Castle Grove Township, generally located at 24708 220th St., Monticello. The request is made in order to bring a newly constructed ready-mix facility into compliance with the Jones County Zoning.

Ordinance.

Roll call vote:

Tim Fay- Aye

Keith Stamp- Aye

Kris Doll-Aye

Janine Sulzner-Aye

All Aye. Motion carried

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

Motion by Stamp seconded by Doll to adjourn at 9:31 a.m.

All aye. Motion carried.