

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

Members present:

Tim Fay
Keith Stamp
Janine Sulzner
Lowell Tiedt

Members absent:

Kris Doll

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Ted Kraus
Matt McQuillen
Michelle Ahrendsen

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

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

Motion by Stamp seconded by Sulzner to approve the meeting minutes for the July 7th and the July 23rd. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to open the public hearing at 4:31 p.m. on the preliminary and final plats for owners Theodore & Sarah Kraus to subdivide parcel 2002-07 of the SW ¼ of the SE ¼ and part of the NE ¼ of the SE ¼ of Section 15 of Lovell Township. Calling this Elsie Park Second Addition.

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

- Variance to Section 4. Land in Flood Plains, of Article IV, Subdivision design.
 - It appears that Lot 3 is partially located in the 100-year flood plain. Owners must follow the Jones County Flood plain management ordinance.
 - Lot 3 does appear to contain enough land for a buildable area outside of the flood hazard area.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.

- This subdivision does not contain two access points. The Proposed access is an extension of an already existing roadway.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There is one proposed interior street. However, there are no proposed cul-de-sacs, bus turnarounds or street names.
- 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.

Kraus advised that they plan to continue to farm lots one and three. Their son is planning on putting a house on lot two. In the future there may be development of the road and lot one along with their future farm ground since it is all located in the residential zoning district.

Motion by Tiedt seconded by Sulzner to close the public hearing at 4:38 p.m. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to recommend approval to the Board of Supervisors on the preliminary and final plats of Elsie Park Second Addition subdivision with the listed variances.

Roll call vote:

Tim Fay- aye
 Keith Stamp- aye
 Janine Sulzner- aye
 Lowell Tiedt- aye

All Aye. Motion carried

Motion by Sulzner seconded by Tiedt to open the public hearing at 4:40 p.m. on the preliminary and final plats for owner Michelle Ahrendsen to subdivide Out lot "A" of Saving Grace Addition, located in the SW ¼ of the SE ¼ of Section 17 of Fairview Township. Calling this Liberty Addition.

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

- Variance to Section 5. Lot Uses, Setbacks and size, of Article IV, Subdivision Design of the Jones County Subdivision Ordinance.
 - This lot does not meet the minimum requirements of width in the Jones County Zoning Ordinance. Lot widest width of Lot 1 is 141.03 feet, the Jones County Zoning Ordinance requires 150 feet for lot width.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There are no access points to this subdivision. Access would appear to be through Damien Benedicts property and no easement is recorded.
- 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.

There was much discussion about the entrance to lot one. Sulzner was concerned that there were no legal documents stating that Ahrendsen had access to that lane. Ahrendsen stated that she has maintained the lane for years, uses it regularly, and always has. There is question on who actually owns the lane however documents show that the land is owned by Damian Benedict. Stamp also had concerns and wanted to maintain the status quo for all subdivisions past and future that they were all processed the same and the Commission maintained the same consistency throughout in regard to access.

Motion by Tiedt seconded by Sulzner to close the public hearing at 5:17 p.m. All aye. Motion Carried

Motion by Stamp seconded by Sulzner to recommend approval to the Board of Supervisors on the preliminary and final plat of Liberty Addition subdivision with the listed variances and with the condition that the property owner provides proof of easement or ownership to allow verified access to lot one from Fairview Rd.

Roll call Vote

Fay- aye

Stamp- aye

Teidt- nay

Sulzner- aye

Motion carried.

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

The next regular meeting will be Tuesday October 8, 2024, at 4:30 p.m. if needed.

Motion by Stamp seconded by Sulzner to approve the 2024 Planning and Zoning Commission meeting rules.

All aye. Motion Carried

Motion by Sulzner seconded by Tiedt to adjourn at 5:27 p.m.

All aye. Motion carried.