

Jones County Planning and Zoning Commission Meeting Minutes November 12, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Janine Sulzner
Lowell Tiedt
Kris Doll

Members absent:

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Shaun & Valerie Lambertsen
David Paul Wilcox Jr.

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 Stamp seconded by Tiedt to approve the meeting minutes for the October 9, 2024 meeting and October 22, 2024. All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to open the public hearing at 4:32 p.m. for owners Shaun and Valerie Lambertsen to rezone parcel 13-06-477-002 located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7 and parcel 13-06-477-001 located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 6, containing a total of 2.01 acres all of Greenfield Township. Generally located at 24324 South St., Martelle, from A-Agricultural to the C-1 Commercial District.

The Land use Administrator noted that the Commission did receive their packets and letters to neighboring property owners were received.

The Lambertsen's stated that their plan was to open a store to sell flowers, produce and other local products. They plan to have their son live in the already established house and they are going to put apartments on the top floor of the shop when it is completed.

It is very important for them to have good relationships with their neighbors and the community. There were some concerns from Conservation about the existing bike trail and the parking for the store. Lambertsen's advised that would not be a problem to move the direction of parking on the south side of the building.

The overall consensus with the Commission was that this would be a good business for the community.

Motion by Tiedt seconded by Doll to close the public hearing at 4:43 p.m. for owners Shaun and Valerie Lambertsen to rezone parcel 13-06-477-002 located in the NE ¼ of the NE ¼ of Section 7 and parcel 13-06-477-001 located in the SE ¼ of the SE ¼ in Section 6, containing a total of 2.01 acres all of Greenfield Township. Generally located at 24324 South St., Martelle, from A-Agricultural to the C-1 Commercial District.

All aye. Motion carried.

Motion by Sulzner seconded by Stamp to recommend approval for the rezoning to the Board of Supervisors.

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

All Aye. Motion carried

A work session was held to start the beginnings of a Data Center Facility Ordinance. It was decided that these facilities would be best in the C2-Highway Commercial or I-Industrial districts. All members agree that a structure on a concrete foundation would be required and all storage containers, semi-trailers, ect would be prohibited. They believe that a loop water system should be required, as well as a special permitted use application. Noise will also need to be addressed. A rough draft of the ordinance will be ready for the next meeting.

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 December 10, 2024, at 4:30 p.m. if needed.

Motion by Tiedt seconded by Stamp to adjourn at 5:30 p.m.

All aye. Motion carried.