

**Jones County Planning and Zoning Commission Meeting Minutes December 10, 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:

Ned Rohwedder  
Jed Schnoor

Chairperson Fay called the meeting to order at 4:31 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 November 12, 2024 meeting. All aye. Motion carried.

Motion by Tiedt seconded by Doll to open the public hearing at 4:32 p.m. on the final plat for owner Barner Inc., to subdivide the SE 1/4 of the SE 1/4 of Section 17 and School Lot 57 in the SW 1/4 of the SW 1/4 of section 16 all of Fairview Township. Calling this Barner Second Addition.

- Variance to Section 2. Streets and Access Points,
  - There are not two access points to this subdivision. The only access point is to Lot 1 from County Rd E34.
  - There are no access points located on the final plate of survey.
  - There is no road association agreement or access to Out Lot A.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There is no proposed interior street. Therefore, there are no proposed cul-de-sacs, bus turnarounds or street names.

- No access to out lot A- Intention is to extend the yard of property described as Lots 4 & 5, Block 16; Lots 1,2,7, and 8, Block 23; Lots 1&2, Block 26; Lot 4, Block 27 in the addition to Fairview.
- 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, Procedure for Review of Plats. Subsection P. 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.

Amos advised the Commission that the roads were going through the vacating process and once that was completed then a new final plat will need to be submitted showing that the roads were vacated. Barner will also have to quit claim the vacated roads to the property owner. Once everything is completed and the final documentation is submitted then this subdivision will go in front of the Board of Supervisors if recommended by the Commission.

Motion by Stamp seconded by Tiedt to close the public hearing at 4:34 p.m.

All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to recommend approval for the final plat of Barner Second Addition subdivision with the listed variances.

Roll Call Vote

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

All Aye. Motion carried

Motion by Sulzner seconded by Doll to open the public hearing at 4:35 p.m. on the preliminary plat for owner Ronald Dean Wood Irrevocable Trust and applicant TW Homes, Inc., to subdivide lots one (1) through four (4) of Huntington Hills Addition, lots eleven (11) through thirteen (13) of Huntington Hills Part 3 Addition, and Lot one (1) of Huntington Hills Part 5, along with Windmill Point Road in Huntington Hills Addition Part 3 all of Section 22 of Fairview Township. Calling this Huntington Hills Part 6.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - This subdivision contains three lots that will be directly accessed by a county road.
    - Lots 1 and 8 will be accessed from Forest Chapel Road, and Lot 5 will be accessed from 212<sup>th</sup> Avenue which is a private road.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
  - A storm water prevention plan shall be submitted prior to the final plat is submitted to the Board of Supervisors.

There was discussion about the road name not being Wood Ridge Dr., as there is an already existing road of Wood Ridge Rd. The recommendation by the E911 Coordinator was 99<sup>th</sup> Ave., Ct., Fay advised that since this is in a cul-de-sac that an alternative name could be used.

There was also discussion about utility boxes possibly to be moved depending on the price. Sulzner mentioned the entrance to the Ward property, Schnoor advised that would not change.

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

Motion by Sulzner seconded by Tiedt to recommend approval for the preliminary plat of Huntington Hills Part 6 subdivision with the listed variances.

Roll Call Vote

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

All Aye. Motion carried

There was discussion about the data center ordinance, some changes were made. It was also requested to reach out to Maquoketa Valley REC to see if they could come and speak to the Commission. Also requested was to go over the proposed ordinance with the County Attorney

The next regular meeting will be Tuesday January 14, 2025, at 4:30 p.m. if needed.

Motion by Tiedt seconded by Stamp to adjourn at 5:29 p.m.

All aye. Motion carried.