

Jones County Planning and Zoning Commission Meeting Minutes February 11, 2020 5:00 p.m.

Members present:

Tim Fay, Chairman
Jim McElheny
Kristina Doll
Keith Stamp

Members absent:

Lowell Tiedt

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Randy Williams – MMS surveyor
Bryce Ricklefs – Northern View Acres developer
Derek Snead – Jones County Engineer
Penny and Eric Lode – 13818 Circle Dr., Anamosa
Sonny and Vickie Schrock – 14058 Circle Dr., Anamosa
Kim and Dave Miller – 13905 Circle Dr., Anamosa

Fay called the meeting to order at 5:00 p.m.

Motion made by McElheny seconded by Doll to approve the agenda to the meeting. All aye. Motion carried.

Motion by Doll seconded by McElheny to approve the meeting minutes for the January 14, 2020 meeting. All aye. Motion carried.

The Jones County Engineer Derek Snead was present to answer questions relating to the proposed subdivision by Burr Oak Development. This is a subdivision of Parcel 2019-55 in the North ½ NE Section 36 & NW NE Section 25 of Cass Township containing approximately 23.16 acres into a five lot subdivision called Northern View Acres. Circle Drive is not currently on the five year road improvement plan, however, with the possible closure of Old Dubuque Road at the Hwy 151 intersection, a frontage road could connect to Circle Drive in the future. A committee has been formed to determine the changes to the intersection. The curve on Circle Drive near Lots 3 and 4 could be problematic, he would like to see it flattened out to help with safety. There is also snow and drifting issues at that location, so some ditch work may be needed. The Engineer also agreed that the least amount of access points on a county road is ideal, however, a frontage road or cul-de-sacs in this location is also not ideal. The Commission and Engineer discussed the timeframe of a frontage road connection to Circle Drive, the current load on Old Dubuque Road and Circle Drive, amount of agricultural traffic on Circle Drive, truck traffic and future speed limits. Randy Williams thought five lots would increase car traffic by no more than 10-20 vehicles per day. Bryce Ricklefs noted that Lot 1 will now be joined with Lot 2 as it does not provide for a good building site. This reduces the buildable lots to four. A common access for Lots 3 and 4 will be used.

Each lot will have their own well and septic system as the lay of the lots do not provide for a good shared well site. The developer discussed how far off the road the houses will be and how soon lots could be sold and built upon. The developer also noted that the City of Anamosa waived their right to review the preliminary plat.

Jim McElheny provided a copy of Findings of Fact, Applications of Law, and Order and Decision to the Commission. Because Lot 1 has now combined into Lot 2, this is now a four lot subdivision (minor subdivision) on a paved road. Access points at max will be four, with Lots 3 and 4 to have parallel/joint access points. In addition, the north portion will need to be rezoned at a point in which a legal description of the area is obtained to clean up the zoning map of the subdivision.

Motion by McElheny seconded by Stamp to recommend conditional approval of Northern View Acres preliminary plat to the Board of Supervisors subject to the following:

1. The subdivision will contain 4 single family residential lots on 23.16 Ac.
2. 4 points of access, maximum
3. Frontage setbacks will be modified to meet future right of way acquisition.
4. Future right of way acquisition line shall be described on the Final plat.
5. Minimize soil disturbance on slopes > 10%
6. Duration of the Preliminary Plat approval is 2 years from the date of Board of Supervisors approval.
7. Final Approval of the Plat will in effect constitute a rezoning of the small portion of S/L 4 & 5 of the property in adjacent quarter-quarter to R – Residential.
8. The following Variances to the Jones County Subdivision Ordinance is noted:
 - a. Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - i. There are no proposed interior streets. All lots (1-4) will be serviced by individual or shared access points off Circle Drive.
 - b. Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - i. There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
 - c. Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - i. Developer requests a variance since no improvements are being made to the subdivision. However, with developing this 23-acre site, more than one acre will be disturbed, so a plan should be developed and submitted upon Final Plat submission.
 - d. Variance to Section 5. Article VII Procedure for Review of Plats; Item P. requests a soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office. A request from the surveyor for a variance to this request because there are no site improvements.

Roll call vote:

McElheny – Aye

Stamp – Aye

Doll- Aye

Fay – Nay

Motion passes 3-1.

The Commission also discussed several general land use matters and future text amendment updates.

Motion by Doll seconded by McElheny to adjourn the meeting at 6:05 p.m. All aye. Motion carried.

The next meeting, if needed will be March 10, 2020 at 5:30 p.m.