

Jones County Planning and Zoning Commission Meeting Minutes April 13, 2021 4:30 p.m.

Members present:

Tim Fay, Chairman
Keith Stamp
Jim McElheny
Lowell Tiedt

Member absent:

Kristina Doll

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Doug Ricklefs – 156 Country Club Ct., Anamosa, developer
Randy Williams – surveyor with MMS
Jim Caswell – 15613 E23 County Home Rd., Anamosa

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

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

Motion by McElheny seconded by Tiedt to approve the meeting minutes for the February 9, 2021 meeting. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to open the public hearing a preliminary plat for owners, Stone City Estates Ltd., and Douglas and Nancy Ricklefs, to subdivide part of the NW NE 1/4, SW NE 1/4 all in Section 18 of Fairview Township containing 54.86 acres into a four-lot subdivision with an Outlot reserved for future development called Stone City Estates - Part Five. All aye. Motion carried.

The Land Use Administrator reviewed the subdivision ordinance and noted the variances below. The Land Use Administrator discussed that previous issues regarding the ownership and right-of-way had been resolved. The Commission discussed the individual access points along the county roads. The County departments were consulted on the subdivision and there were no further concerns with the subdivision. The Developer discussed the large lot sizes and adding restrictive covenants regarding no further division of the ten (10) acre lots, the Commission agreed. The following variances are noted:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - Lots 1, 2, and 3 are residential lots with direct access from the adjacent county roads. Lot 4 is to remain an agricultural lot with direct access from the county road.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no new interior streets. Access to all lots will be direct from the county roads. Future development for Outlot A will require an interior street for access.

Motion by McElheny seconded by Stamp to send a recommendation of approval for the preliminary plat to the Board of Supervisors for Stone City Estates – Part Five and to include no further subdivision of Lots 1 and 2. If the Final Plat has no significant changes, it is also recommended to be forwarded to the Board of Supervisors for review.

Roll call vote:

Stamp - Aye

Tiedt – Aye

McElheny – Aye

Fay - Aye

All aye. Motion carried.

The Commission discussed fees established by the Commission at the February meeting. The Land Use Administrator has suggested the following fee schedule.

Jones County Zoning and Subdivision Fee Schedule			
Effective June 1, 2012			
Zoning Fees		Subdivision Fees	
Accessory Use	\$25	Preliminary Plat	\$200
Agricultural Exemption	No Fee	Final Plat	\$300
Appeal	\$225		
District Change (Rezoning)	\$250		
Farmland Split (Residential)	\$75		
Farmstead Split	\$75		
Permitted Use	\$75		
Sign Application	\$75		
Special Permitted Use	\$225		
Variance	\$225		
Special Meeting of Board of Adjustment or Planning and Zoning Commission		\$100 plus applicable fee	
Failure to Return Zoning Sign		\$25 plus approval withheld	
Grading or construction prior to approval of proposal		Applicable fee tripled, and potential finding of ordinance violation and penalties pursuant to ordinance	

Jones County Zoning and Subdivision Fee Schedule			
Effective May 1, 2021			
Zoning Fees		Subdivision Fees	
Accessory Use	\$40	Preliminary Plat	\$225
Agricultural Exemption	No Fee	Final Plat	\$325 + \$20 per lot
Appeal	\$250		
District Change (Rezoning)	\$250		
Farmland Split (Residential)	\$100	Boundary Line Adjustment	\$150
Farmstead Split	\$100		
Permitted Use	\$100	WECS	\$1,000 + expenses
Sign Application	\$125	SECS	\$1,000 + expenses
Special Permitted Use	\$250	Quarry	\$1,000 + expenses
Variance	\$250		
Special Meeting of Board of Adjustment or Planning and Zoning Commission		\$100 plus applicable fee	
Failure to Return Zoning Sign		\$25 plus approval withheld	
Grading or construction prior to approval of proposal		Applicable fee tripled, and potential finding of ordinance violation and penalties pursuant to ordinance	

Motion by Tiedt seconded by Stamp to send the above recommendations for fees to the Board of Supervisors.

Roll call vote:

Stamp - Aye

Tiedt – Aye

McElheny – Aye

Fay - Aye

All aye. Motion carried.

Jim Caswell was present to discuss the recent issue with agricultural animals located within at 13534 Sanford Rd., Anamosa. The lot contained approximately 12 swine. Caswell had worked with the DNR Field Office in Manchester and the Environmental Health office previously. The DNR determined the swine was considered an open confinement and their proximity was too close to several wells. Brian Jurgensen with the DNR gave a notice to the owner Matthew Leytem to remove the swine from the premises by April 26, 2021. Jim Caswell reported the swine were removed on Thursday, April 8th. Jim Caswell was requesting the Commission to consider an ordinance to limit agricultural animals in the unincorporated villages in the future. The Land Use Administrator distributed information on the requirements on agricultural animals in Linn County’s residential and village districts. The Commission

discussed noise complaints in Langworthy. The Commission will discuss with the local Farm Bureau and research possible density requirements for limiting agricultural animals in the Residential District of Jones County. The Commission felt noise ordinances would be difficult to monitor through the zoning ordinance and a better option may be for individuals to pursue small claims or civil options.

The Land Use Administrator updated the Commission on the record number of permits issued in March 2021, nuisance cases being handled and applications to be heard at the upcoming Board of Adjustment meeting.

Next meeting, if needed will be May 11, 2021 at 4:30 p.m. Deadline for the meeting will be April 21, 2021.

Motion by Tiedt seconded by Stamp to adjourn at 6:00 p.m. All aye. Motion carried.