

**Jones County Planning and Zoning Commission Meeting Minutes August 10, 2021 4:00 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:

None

Fay called the meeting to order at 3:55 p.m.

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

Motion by Stamp seconded by Tiedt to approve the meeting minutes for the June 22, 2021 meeting. All aye. Motion carried.

Motion by Tiedt seconded by McElheny to appoint Tim Fay as Chairperson for 2021-2022. All aye. Motion carried.

McElheny made the following suggestions to the 2021 Administrative Rules:

- Page 2 – Quorum – change telephone to teleconference
- Page 3 – Motion – change presiding officer to secretary/administrator
- Page 4 – Ethics – change Recording Secretary to strike recording or change to administrator

Motion by Tiedt seconded by McElheny to approve the administrative rules for 2021 as presented. All aye. Motion carried.

Derek Lumsden of the Jones County Economic Development (JCED) came to the Commission to discuss possible future industrial zoning options within Jones County. He indicated that the Board of Supervisors showed interest in developing industrial sites during a meeting with Deb Brown Save Your Town. Derek wanted to start with the Planning & Zoning Commission for the discussion. Many of his large scale industrial requests come from possible food manufacturers. Stamp inquired about retaining current industries within the county that may need to expand. Lumsden discussed the current possible building sites within the industrial parks within Monticello and Anamosa. McElheny discussed that

incorporating possible future industrial development locations within the 2022 Comprehensive Plan Future Land Use map could provide a good planning tool for economic growth.

The Land Use Administrator discussed with Jim Caswell the residential animal regulations and the swift handling of the Amber situation a few months ago. Caswell agreed that the DNR handled the situation promptly and agreed possible additional regulations may not be the best way to address the situation. The Land Use Administrator says it doesn't seem to be an issue within the county and would not necessarily require additional regulations within the county at this time. Motion by McElheny seconded by Tiedt to remove the tabled item regarding animal restrictions within the Residential District. All aye. Motion carried. No further action was taken on the previous discussions.

2022 Comprehensive Plan Review – McElheny reviewed the 2012 vision statement and the 2022 draft vision statement process. The Commission reviewed the tables and discussed what items each Commission member would like to see addressed in the Comprehensive Plan. The Commission discussed the future of Jones County Land Use and the potential need to expand the role of the Land Use Administrator. The Commission sees a need to implement effective methods to control nuisance properties to maintain the current beauty of Jones County, increased expansion to Jones County from nearby urban counties and increasingly complex applications in renewable energy. A draft vision statement presented by McElheny: Jones County is primarily an agricultural driven community with the goods, services, employment and facilities located extensively within the incorporated Cities. The County's role in land use management is to buffer the agricultural operations from intrusion by incompatible uses at the same time allowing a reasonable amount of opportunity for compatible rural style development for residential, commercial and industrial uses including diversity, social equity, environmentally and renewable energy needs.

The Commission discussed sustainable land use/conservation practices, sustainable energy options, electric vehicles and charging stations, consumer demand, attractive views, water quality, land quality, future commercial/industrial options along main corridors, quality of life, local control, esthetics, light pollution and a future land use map.

The Commission adjourned at 5:45 p.m. Motion by Tiedt seconded by Stamp. All aye. Motion carried.

The next meeting will be Tuesday, September 14<sup>th</sup> at 4:00 p.m. where the Commission will review Exercises #4 and #5 which addresses expectations of the land use plan and agricultural protection.