

Jones County Planning and Zoning Commission Meeting Minutes October 4, 2023 5:30 p.m.

Members present:

Tim Fay, Chairman
Kristina Doll
Keith Stamp
Janine Sulzner
Lowell Tiedt

Staff present:

Whitney Hein, Jones County Auditor

Visitors present:

Dan and Judy Lubben, 2720 Copper Dr., Marion
Carol and Colin Stiffler, 11162 Co Rd X28, Anamosa
Steve Zeets, Land Surveyor
Kim Brooks, Monticello Express
Randy and Deb Toenjes, 15701 Hwy 151, Monticello
Ron Waite, 22153 90th St., Anamosa
Ned Rohwedder, Jones County Supervisor
Brian Lubben, 14772 Hwy 151, Anamosa
Mary Melchert, 1 Spring Farm Ln, Monticello
Jake Bourgeois, Anamosa Journal – Eureka

Fay called the meeting to order at 5:30 p.m.

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

Motion by Sulzner seconded by Teidt to approve the meeting minutes for the July 11, 2023 meeting. All aye. Motion carried.

Motion by Stamp seconded by Teidt to open the public hearing at 5:30 p.m. to rezone part of the NW ¼ SE ¼ containing 5.53 acres located in Section 36 of Cass Township, located near 13504 Highway 151, Anamosa, from the R-Residential District to the C1-Commercial District. The reason for the request is to allow for construction of a winery and event center. All aye. Motion carried.

The application, aerial map, and written report were sent to the Commission and regular and certified letters were sent to adjacent landowners. At the time of the meeting, four of the nine adjacent landowners had not received their certified letters. There were no written or verbal comments received on the application. The owner and applicant both received a copy of the written report. The applicants, Dan and Judy Lubben, explained their business plan for the property including a vineyard, event center, winery, tasting room, and living quarters. This property does have the correct soil type for grape production and allows for the type of atmosphere they are trying to achieve by being able to have the tasting room overlook country landscape. Sulzner asked about the safety of traffic turning on and off the

four-lane highway. Zeets commented that they are working with the Iowa DOT on a traffic study and will most likely have to put in turn lanes on both sets of lanes. Others present voiced that they are in full support of this business and think it would be a great addition to Jones County. Fay did ask that if all is approved that they do follow lighting requirements per the Jones County Zoning Ordinance by placing shields over all outdoor lighting.

Motion by Tiedt seconded by Sulzner to close the public hearing at 5:48 p.m. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to recommend approval to the Board of Supervisors rezone part of the NW ¼ SE ¼ containing 5.53 acres located in Section 36 of Cass Township, located near 13504 Highway 151, Anamosa, from the R-Residential District to the C1-Commercial District

Roll call vote:

Stamp – Aye

Sulzner – Aye

Doll - Aye

Tiedt – Aye

Fay – Aye

All aye. Motion carried.

The Commission briefly discussed a recommendation from the Board of Supervisors to research a potential pipeline ordinance. The Auditor will reach out to legal counsel, other counties, and ISAC to gather more information on how to start the process of creating an ordinance.

Next meeting, will be Tuesday, November 14, 2023 at 4:30 p.m.

Motion by Stamp seconded by Teidt to adjourn at 6:21 p.m. All aye. Motion carried.