

Jones County Planning and Zoning Commission Meeting Minutes April 9, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Kris Doll
Janine Sulzner
Lowell Teidt

Members Absent:

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

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

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

Motion by Stamp seconded by Teidt to approve the meeting minutes for the March 4, 2024, meeting with corrections. All aye. Motion carried.

Motion by Stamp seconded by Doll to open the public hearing at 4:31p.m. for owners Ricky G & Virginia R Caspers, to subdivide Lot 13 of Wapsi Ridge 1st Addition, Section 15, of Fairview Township into a three-lot subdivision called Wapsi Ridge 2nd Addition. All Aye. Motion Carried.

The Land Use Administrator discussed the packets with the final plats provided by the owner. Lot #2 does have a small drive going through it that is seen on the preliminary plat but not the final plat, the Land Use Administrator brought up the possibility of requiring an easement on lot #2 for future use if needed.

There was discussion about the drive on lot #2 missing, was this intentional or accidental? Since Rick was not in attendance at the meeting to answer questions the Commission had, it was decided to try to contact him by phone. Rick was successfully contacted and advised that the plan is to continue to utilize the driveway going from lot #1 and lot #2. Stamp believes it would be necessary for the final plat to be corrected and brought back for another meeting with the correction.

The Commission reviewed the Land Use Administrator's report which included the following:

- Variance to Section 6 of Article IV Location- subdivision is greater than ½ mile from a hard surface road. The entrance to the subdivision is .86 mile from the nearest hard surface road which

is County Rd E34. The original subdivision was approved with it being greater than a ½ mile from a hard surface road because Forest Chapel Rd is a stabilized gravel surface.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no proposed interior streets.
 - Lot 1 appears to have an existing access from Rebel Dr. and appears to cross a small portion of Lot 2.
 - Lot 2 has direct access from Rebel Dr.
 - Lot 3 has access through an existing established trail across Lot 4 of Wapsi Ridge 1st Addition.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - If more than 1 acre is disturbed a Storm Water Pollution Prevention Plan will be required.

Motion by Teidt seconded by Stamp to close the public hearing at 4:35p.m. All aye. Motion Carried

Motion by Stamp seconded by Tiedt to table the final plat of Wapsi Ridge 2nd Addition subdivision until clarification and final plat shows the existing driveway through lot #2.

Roll call Vote

Fay- aye

Stamp- aye

Doll- aye

Teidt- aye

Motion carried.

Sulzner arrived at 4:36 p.m.

Fay brought up the consideration of Jones County doing a rural housing survey in unincorporated towns if the budget would allow.

Stamp spoke that with area businesses trying to get fully staffed, however with housing and land use there is not many places for people to live if moving to the area. He gave the example that Monticello has very little lots or housing options. He thought if there were grants or programs for contractors to fix older homes this would give opportunities to bring in more people to Jones County. He brought up the consideration of the American Rescue act money needing spent, and this could be a source of revenue to be able to rebuild older homes.

Fay also brought to attention the possibility of the State of Iowa selling off the state farms in Iowa and in Jones County. He is anticipating this happening within the next year. The barns for the farm on Ridge Road E28 are on the national register of historical buildings. What is going to happen to them?

There was some discussion on the pipeline ordinance and where the Board of Supervisors were at on the ordinance.

Next meeting, will be Tuesday May 14th, 2024, at 4:30 p.m.

Motion by Teidt seconded by Sulzner to adjourn at 5:06 p.m.

All aye. Motion carried.