

Members present:

Cindy Hall, Chairperson  
Paul Thomsen  
Nicole Stecklein

Members absent:

Ethan Zumbach  
Catherine Davies

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

Alan Randall – applicant 610 W. Main St. Lisbon  
Lloyd Eaken – Supervisor District 5  
John and Cynthia Pieper – 22875 99<sup>th</sup> St., Anamosa  
Rodger and Cindy Sams – 23262 99<sup>th</sup> St., Anamosa

Introductions of the Board of Adjustment, staff and visitors took place.

A quorum of members of the Jones County Board of Adjustment was achieved at 4:07 p.m. and the meeting was called to order by Chairperson Cindy Hall.

Motion by Thomsen seconded by Stecklein to approve the agenda for the meeting. All aye. Motion carried.

Motion by Stecklein seconded by Thomsen to approve the April 16, 2019 meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Stecklein to open the public hearing at 4:09 p.m. for owner Rodger A. Sams and applicant Alan R. Randall who have applied for a variance in the R-Residential Zoning District for property described as Fairview Lots 3 and 4 of Block 3, in Section 20 of Fairview Township generally located on Washington St. in Fairview. More specifically, the variance is to allow a lot less than one acre in the R-Residential District to build a residential dwelling. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. All adjoining landowner letters were delivered and no verbal comments were received.

The owners and applicants explained that they would like to build a dwelling at the location. The lot would be 132 feet by 132 feet. The lot would have its own well and would be required to be hooked into the EIRUSS centralized sewer system.

The Land Use Administrator explained the Residential District requires a minimum one acre lot size so that it can accommodate the septic and well separation distances. In many nearby counties, they allow lots of less than one acre for areas that are serviced by a centralized wastewater system. Some counties allow for lot sizes that range from 6,000 sq. ft. to 12, 000 sq. ft. This lot would be 17,424 sq. feet. The neighbors were concerned with water runoff. The Land Use Administrator gave the applicant information on how to contact the NRCS District Conservationist that can help with soil stabilization during the construction process.

The Land Use Administrator discussed with the Board that the Planning & Zoning Commission has discussed text amendments within the ordinance to allow for lot sizes of less than one acre in Fairview and Center Junction, which contain a centralized sewer system managed by EIRUSS. The Commission would rather see infill of existing residential areas than to take prime farmland out of production.

Motion by Thomsen seconded by Stecklein to close the public hearing at 4:15 p.m. All aye. Motion carried.

Motion by Thomsen seconded by Stecklein to approve the variance to allow a lot size of less than one acre in the R-Residential Zoning District for property described as Fairview Lots 3 and 4 of Block 3, in Section 20 of Fairview Township generally located on Washington St. in Fairview since the lot can be serviced by the EIRUSS centralized sewer system.

Roll call vote:

Thomsen - Aye

Stecklein - Aye

Hall - Aye

All aye. Motion carried. The red zoning sign was returned and approval will be sent by regular mail.

Next meeting, if needed, will be June 18, 2019 at 4:00 p.m. Deadline for applications for this meeting will be May 29, 2019.

Motion by Stecklein seconded by Thomsen to adjourn the meeting at 4:18 p.m. All aye. Motion carried.