

Jones County Planning and Zoning Commission Meeting Minutes October 7, 2019 5:30 p.m.

Members present:

Tim Fay, Chairman
Jim McElheny
Keith Stamp
Kristina Doll

Members absent:

Lowell Tiedt

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Bill Broghammer, 9157 Forest Chapel Rd., Anamosa
Randall Williams, MMS surveyor

Fay called the meeting to order at 5:33 p.m.

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

Motion by McElheny seconded by Doll to approve the meeting minutes for the September 9, 2019 meeting. All aye. Motion carried.

Motion by Stamp seconded by McElheny to open the public hearing at 5:34 p.m. on preliminary and final plats for owners Nicole L. Claussen and Abram A. Tubbs, to re-subdivide Lot 10 of Rolling Hills Estates Addition in Section 23 of Fairview Township into a three-lot subdivision with one buildable lot and two non-buildable outlots. All aye. Motion carried.

The Land Use Administrator explained the preliminary and final plats of Lot 10 of Rolling Hills Estates and distributed the written report. The written report lists the variances to the subdivision ordinance and comments from other county departments. It was discussed that Lot 10 is not currently within the restrictive covenants of the Rolling Hills Estates, therefore is able to be re-subdivided. The two outlots will be sold to adjacent property owners for access to the pond. There is current access to the pond; however, it is through an easement along the backside. The buildable lot (Lot 1) would have access from the current private road (93rd St.). The Land Use Administrator recommends having restrictive covenants at the time the subdivision is filed. Randy Williams and Bill Broghammer were available for comments and questions regarding the preliminary and final plats.

Motion by Stamp seconded by Doll to close the public hearing at 5:42 p.m. All aye. Motion carried.

Motion by McElheny seconded by Doll to recommend approval of the preliminary and final plats of Rolling Hills Estates Second Addition to the Board of Supervisors with the noted variances to the Jones County Subdivision Ordinance:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - The proposed subdivision most likely will want to share in the Road Association Agreement for the existing Rolling Hills Estates subdivision for 93rd St. 93rd St. is an existing paved interior private road within Rolling Hills Estates. There is not two access points. Lot 1 is the only buildable lot and its access is 93rd St.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no new interior streets. The new buildable lot will be accessed from the existing private road (93rd St.) within Rolling Hills Estates.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - Said variance to allow developer to submit the plan within 30 days of construction on buildable Lot 1, only if the area to be disturbed is more than one acre.

Roll call vote:

Jim McElheny – Aye

Keith Stamp – Aye

Kristina Doll – Aye

Tim Fay – Aye

All aye. Motion carried.

The Land Use Administrator discussed with the Planning & Zoning Commission the update on the zoning text amendments that were to have a public hearing that evening. The Commission did not have the hearing because both the County Attorney and Auditor are reviewing the updates. The Auditor, Attorney and Land Use Administrator discussed the options for making the changes to the ordinance in a way that would be clear for the public to understand. They also discussed the publication requirements for the ordinance changes. The Land Use Administrator discussed the idea of an Appendix containing the bulk requirements for use and setbacks and diagrams and the addition of reserved future use articles. The Land Use Administrator discussed the cross-referenced articles and the need to verify all the changes. The Planning & Zoning Commission agreed that the text amendments public hearing could wait until all information has been verified and updated.

The Land Use Administrator updated the Commission on an upcoming Board of Adjustment meeting and informally discussed a few other Land Use items. No action was necessary.

The Planning & Zoning Commission's next meeting is Tuesday, November 12, 2019 at 5:30 p.m. The deadline for the November meeting is October 23, 2019.

Moved by Doll seconded by McElheny to adjourn the meeting at 6:50 p.m. All aye. Motion carried.