

**Jones County Planning and Zoning Commission Meeting Minutes January 14, 2020 5:30 p.m.**

Members present:

Tim Fay, Chairman  
Jim McElheny  
Kristina Doll  
Keith Stamp (as indicated)  
Lowell Tiedt (as indicated)

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Randy Williams – MMS surveyor  
Bryce Ricklefs – Northern View Acres developer  
Scott Wilson – owner of Huntlee LLC 411 Old Dubuque Rd., Anamosa

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

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

Motion by McElheny seconded by Doll to approve the meeting minutes for the December 10, 2019 meeting. All aye. Motion carried.

Motion by Doll seconded by McElheny to open the public hearing at 5:35 p.m. on a preliminary plat for owner, Burr Oak Development, to subdivide Parcel 2019-55 in the North ½ NE Section 36 & NW NE Section 25 in Sections 36 and 25 of Cass Township containing approximately 23.16 acres into a five lot subdivision called Northern View Acres. All aye. Motion carried.

The Land Use Administrator explained the Commission received a copy of the preliminary plat and written report. Bryce Ricklefs explained the proposal for a five (5) lot residential subdivision along Circle Drive. The subdivision provided for 5 larger lots to allow for topography. Ricklefs provided a map which highlighted in a purple shade the areas in which have a slope of 15% or greater. The current proposal has five different access points for each individual lot. Several of the access points are current field access points. The Commission and Ricklefs discussed the comments from the Jones County Engineer. The Commission discussed the number of entrances along Circle Drive and site distances and individual septic systems and well requirements.

Motion by McElheny seconded by Tiedt to close the public hearing at 5:47 p.m. All aye. Motion carried.

Motion by McElheny to deny a recommendation of approval of Northern View Acres, a five lot subdivision owned by Burr Oak Development in Sections 36 and 25 of Cass Township containing 23.16 acres. Motion failed for a lack of a second.

Stamp arrived at 5:55 p.m.

The Commission continued discussion on a redesign of the subdivision and/or having shared access points for Lots 3 & 4 and Lot 1 with the adjacent landowner to the south (Lode). This would reduce the access points from five to three access points. The Commission agreed they would like to discuss the proposal with the County Engineer at their next meeting.

Motion by Stamp seconded by Tiedt to table any recommendation of Northern View Acres, a five lot subdivision owned by Burr Oak Development in Sections 36 and 25 of Cass Township containing 23.16 acres until a future meeting in which the County Engineer and Planning & Zoning Commission can discuss the subdivision further.

Roll call vote:

McElheny – Aye

Tiedt – Aye

Stamp – Aye

Doll- Aye

Fay – Aye

All aye. Motion carried.

Next on the agenda, the Commission discussed digital billboards (size and type) along Hwy 151. Scott Wilson was available to offer comments regarding the prohibition of digital signs in the C-1 Commercial District and the size allowed within the ordinance is generally quite a bit smaller than being requested. Scott Wilson owns the old Monsanto building along Old Dubuque Rd., and the tenant of his back buildings has requested to place a 750 square feet digital billboard along Hwy 151. The property is currently within the county's jurisdiction and zoned C-1 Commercial. Digital signs are prohibited in Agricultural, Residential and C-1 Commercial District. The Commission discussed the digital sign located at Camp Courageous which is zoned C-2 Highway Commercial. The Commission discussed the size of current billboards (approx. 300 square feet) and that no digital billboards exist from Linn County to Dubuque County along Hwy 151. The Commission discussed their intent of the county zoning ordinance and its intention to preserve the rural character.

The Commission discussed the definition of kennels as it relates to allowing 4 or more dogs on the property that would be used for dog shows. The Commission agreed the regulations for a kennel and the definition of a kennel was a protection for the neighbors and did not have any interest in changing the kennel definition or regulations.

Tiedt left the meeting at 6:45 p.m.

The Commission reviewed a draft of the Solar Energy Conversion System Article. The Commission and Land Use Administrator appreciated the work of Commission member Jim McElheny for his research on Solar Energy regulations within other counties. McElheny noted that Carroll County and Louisa County were both used in his research. The Land Use Administrator will continue to review and design the ordinance to have it reviewed by the Planning & Zoning Commission and Board of Supervisors for large utility scale solar projects and exemption could continue for roof mounted and accessory residential structures.

Motion by Doll seconded by McElheny to adjourn the meeting at 7:04 p.m. All aye. Motion carried.

The next meeting will be February 11, 2020 at 5:30 p.m.