

Jones County Planning and Zoning Commission Meeting Minutes May 12, 2020 4:00 p.m.

Members present:

Tim Fay, Chairman
Jim McElheny – via zoom
Kristina Doll
Keith Stamp -via zoom
Lowell Tiedt – as indicated

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Randy Williams – MMS surveyor via zoom
Dean Wood – 9941 Forest Chapel Rd., Anamosa

Fay called the meeting to order at 4:03 p.m.

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

Motion by Stamp seconded by McElheny to approve the meeting minutes for the February 11, 2020 meeting. All aye. Motion carried.

Motion by McElheny seconded by Stamp to open the public hearing at 4:05 p.m on a preliminary plat for owners Gotsch Partners Ltd. and Michelle Niehaus. All aye. Motion carried.

Gotsch Partners Ltd. and Michelle Niehaus, wish to subdivide Parcels 2000-19 and 2008-127 in the SW SE in Section 17 of Fairview Township containing approximately 4.40 acres into a one lot subdivision with a non-buildable outlot called Saving Grace Addition. The Land Use Administrator sent the written report to the Commission that included comments from county departments and variances to the subdivision ordinance include the following:

- 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 is accessed off Fairview Road. Outlot “A” is accessed from an adjacent lot (Parcel 97-71)
- 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.

- Developer requests a variance since no improvements are being made to the subdivision. It would be requested that a Storm Water Pollution Prevention Plan is submitted if Lot 1 is developed and disturbs more than one acre. However, if the disturbance is less than one acre, it is not required.
- Variance to Section 5. Article VII Procedure for Review of Plats; Item P. requests a soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office. A request from the surveyor for a variance to this request because there is no site improvements on this property at this time.

Randy Williams from MMS was present to answer any questions regarding the subdivision application. There were no other comments or questions.

Motion by McElheny seconded by Stamp to close the public hearing at 4:13 p.m. All aye. Motion carried.

Discussion amongst the Commission included that this proposed minor subdivision corrects a situation of the lack of access to parcel 2008-126, a landlocked parcel. No additional access to the highway or demand for other public facilities is required. The Land Use Administrators report includes the necessary minor variances required by the Subdivision Ordinance.

Motion by McElheny seconded by Stamp to recommend approval to the Board of Supervisor the preliminary plat for Saving Grace Addition, a one lot subdivision with a non-buildable outlot with the noted variances above.

Roll call vote:

Doll – Aye

Stamp – Aye

McElheny – Aye

Fay – Aye

All aye. Motion carried.

The Land Use Administrator discussed the possibility of taking the preliminary plat to the Board of Supervisors and the deadlines for submittal of the Final Plat.

Motion by McElheny seconded by Stamp to open the public hearing at 4:16 p.m. for a preliminary plat for owner, Ronald Dean Wood, to subdivide Lot 10 of Huntington Hills Part 3 in Section 22 of Fairview Township containing approximately 4.76 acres into a two lot subdivision called Huntington Hills 5th Addition. All aye. Motion carried.

The Commission wanted to know the current use of the building being split. Wood explained that it is camper and boat storage and a machine shed. The proposed owner stores several dump trucks and equipment for his business in the building.

Lowell Tiedt arrived at 4:20 p.m.

Jim discussed the access for Lot 1, variances to the subdivision ordinance, the non-conforming structure, and setbacks on existing building. The Commission agreed the building is existing and was there before the subdivision and zoning ordinance was in place.

Motion by Tiedt seconded by McElheny to close the public hearing at 4:30 p.m. All aye. Motion carried.

McElheny discussed the proposed minor subdivision, a re-division of a previously platted sub-lot, divides off an additional parcel from the parent parcel for the separation of the building fronting 100th Street. The building on the proposed Lot 1 is a non-conforming structure. The applicant is reminded that the building on Lot 1 shall only be used for purposes defined in the R – Residential district, which in order to be clear, does NOT include any of the uses defined in the commercial and industrial districts. Any of the Special Permitted Uses listed in the Residential district shall require an action by the Board of Adjustment. An ingress/egress permanent easement will not be granted to Lot 2 for entry way at 100th St. The Land Use Administrator’s report identifies several minor variances that are needed to the Subdivision Ordinance.

Motion by McElheny seconded by Stamp to recommend approval of the minor preliminary plat subdivision to the Board of Supervisors as presented.

Discussion amongst the Board took place regarding the ingress/egress easement for Lot 1 and restrictions regarding building uses. During the discussion, the Board decided it would be best to include the prospective buyer of Lot 1 and the neighbor that accesses an adjacent building through the existing drive for Lot 1.

Motion by Stamp seconded by Tiedt to table the preliminary plat until further consideration at the June meeting to discuss with neighbors Jeff Scharf and Chad Coons.

Roll call vote:

Doll – Aye

Stamp – Aye

McElheny – Aye

Tiedt - Aye

Fay – Aye

All aye. Motion carried.

Next the Commission reviewed the site plan for Ronald Dean Wood for property located at 21597 County Rd E-34, Anamosa for a proposed commercial storage building as required by a Conditional Zoning Agreement from May 2017. The site plan was prepared by licensed surveyor Bill Burger. The site plan indicated the proposed building and setback to property lines and proposed parking space allotment for the property. The Commission reviewed the site plan and agreed that according to Article XVIII Off-Street Parking Requirements, the property did not have the required number of parking spots available for the retail space and future storage building. The site plan displays 40 available parking spaces with the proposed building. Application of Article XVIII requires between 48-72 parking spaces be provided for retail space. The primary building for “Shops Above the Wapsi” currently has 27-28 vendors plus staff. That only leaves about 12 parking spaces for customer vehicles. At full occupancy, approximately 42 vendors plus staff, parking for the vendors would take up all the available parking spaces. Adding the proposed storage building reduces the amount of parking by 6-8 spaces. The

Commission had the County Sheriff and County Engineer provide feedback whether overflow parking would be allowed on County Rd E-34. Both of their responses indicated that parking along County Rd E-34 would be discouraged and create an unsafe condition.

Motion by Stamp seconded by McElheny to deny the site plan due to insufficient parking according to Article XVIII Off-Street Parking perpetuating an unsafe condition.

Roll call vote:

Doll – Aye

McElheny –Aye

Stamp – Aye

Tiedt - Aye

Fay – Aye

All aye. Motion carried. The site plan is denied.

Lowell Tiedt left at 5:12 p.m.

Next, the Commission reviewed a request to discuss the boundary correction process as it relates to Parcel 2011-32 owned by John and Jamie Gronewold located at 15211 E23 County Home Rd., Anamosa. The Commission was provided an aerial map indicating the property boundary and the fence/tree line, the original plat of survey for the property from 2011 indicating the property boundary. Chris Nelson with Shive-Hattery indicated to them there is about a 10 foot difference between the tree line and the property line. The Gronewold's are wanting to build an attached three-car garage and with the current property line would be right on the line. With the proposed "new" property line (aka tree line) they would make a minimum setback of 10 feet. The Gronewold's and adjacent neighbor Todd Behrends feel they have always thought that the tree line/fence line was always the south boundary of their property. The Land Use Administrator discussed the new proposed text amendments and possible changes to allow boundary corrections. The Commission agreed to allow boundary corrections with the new language proposed, however, remove the verbiage which references previous platted parcels.

The Commission did not review any other text amendments.

Next meeting, will be Tuesday, June 9, 2020 at 4:00 p.m. Member Kris Doll has plans to not be at that meeting.

Motion by McElheny seconded by Doll to adjourn at 6:00 p.m.