

Members present:

Cindy Hall, Chairperson
John Hinz
Paul Thomsen
Catherine Davies (via zoom)

Members absent: Nicole Stecklein

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

Matt and Heidi Camp – applicants/owners of 10016/10022 Shaw Rd., Anamosa
Jerrie Osterkamp – previous owner of 10016/10022 Shaw Rd., Anamosa
Heath Engelbart – owner, 11659 Shaw Rd., 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 4:00 p.m. and Chairperson Cindy Hall called the meeting to order.

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

Motion by Thomsen seconded by Hinz to approve the May 19, 2020 meeting minutes. All aye. Motion carried.

Motion by Hinz seconded by Thomsen to approve the 2020 Board of Adjustment Administrative rules as presented. All aye. Motion carried.

Motion by Thomsen seconded by Davies to appoint Cindy Hall as the Chairperson for 2020-2021. All Aye. Motion carried.

Motion by Thomsen seconded by Hinz to open the public hearing at 4:05 p.m. for owners Heidi and Matthew Camp and Daniel Kray, who have applied for a Special Permitted Use within the R-Residential District for an Auxiliary dwelling unit subject to Article XI Auxiliary and Seasonal Dwelling Units for property located in Section 13 of Fairview Township (parcel ID 09-13-352-004). More specifically, the request is to change 10022 Shaw Rd. to an auxiliary dwelling unit to allow a primary dwelling to be built by the owners. 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 sent and received. No written or verbal comments were received on the application. The red zoning sign was posted as required.

Camps discussed they recently purchased the property from her aunt and uncle that live in the modular home on the parcel. The request is to classify the modular home as the auxiliary dwelling unit under Article XI Auxiliary and Seasonal Dwelling Units and build a 60 x 60 building/dwelling and classify that as the primary dwelling unit. There is a mobile home to be removed from the property (on wheels ready to be hauled out). Camp's understand once the modular home is not needed it will continue to stay in the family. It is not to be a rental property.

The Land Use Administrator did discuss the comments from the applicable county departments. Brenda Leonard, Flood Plain Coordinator, did comment that the property is within the Flood Plain. Camps are working with Brenda Leonard and surveyor Chris Nelson to determine next steps on building. There is a 30' bank that has prevented any flooding on the property.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:12 p.m. All aye. Motion carried.

Motion by Thomsen seconded by Davies to approve the Special Permitted Use in the R-Residential Zoning District for owners Matthew and Heidi Camp and Daniel Kray for an auxiliary dwelling unit at 10016/10022 Shaw Rd., Anamosa.

Roll call vote:

Davies – Aye

Thomsen – Aye

Hinz – Aye

Hall - Aye

All aye. Motion carried.

The application is approved. The Land Use Administrator will issue the written decision to the owners by regular mail. The red zoning sign was returned at 4:30 p.m.

Motion by Thomsen seconded by Davies to open the public hearing at 4:14 p.m. for owners Heath and Pam Engelbart, who have applied for a Variance to Article XIII Accessory Building and Use Requirements within the R-Residential District for property located at 11659 Shaw Rd., Anamosa in Section 11 of Fairview Township (parcel ID 09-11-251-001). More specifically, the variance request is to allow an accessory building on a parcel without a principal dwelling, to be located within the front yard if needed, and to allow a reduced setback of 20' from the property line along Shaw Rd. which was already approved by the County Engineer and the Board of Supervisors. 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 sent and received. No written or verbal comments were received on the application. The Land Use Administrator provided the information on the approval from the Board of Supervisors meeting on May 19, 2020. The variance approval was to the Secondary Road Setback Ordinance for construction of a 40' x 100' storage shed at 251 Shaw Rd. The variance was due to the limited space to construct the building between Shaw Rd. and the creek running along the back side of the proposed construction site creating a substantial hardship for the property owner to construct the storage shed outside of the setback area without approval of the variance. The Land Use Administrator did hand out a recent Flood Plain Map Comparison from the owner and Brenda Leonard, Flood Plain Coordinator. The red zoning sign was posted as required.

Engelbart indicated that his Grandfather owned the property. He is working with Schnoor Bonifazi surveyors to determine the Base Flood Plain Elevation since the property appears to be within the Flood Plain. He wants to build a 40 x 100 building for personal camper and boat storage. The building will be between the Barner Mini Storage units and the little red barn with a lean-to. He discussed being at least 10 feet from the Alliant overhead power lines. There will be one entrance, no rentals.

Motion by Hinz seconded by Thomsen to close the public hearing at 4:22 p.m. All aye. Motion carried.

The Board reviewed the Variance Qualification Factors, Variance Checklist and Other Considerations.

Motion by Davies seconded by Thomsen to approve the Variance for Heath and Pam Engelbart for property located 11659 Shaw Rd., Anamosa in Section 11 of Fairview Township (parcel ID 09-11-251-001) to allow an accessory building without a principal building, to be located in the front yard if needed, and to allow a reduced setback of 20' from the property line along Shaw Rd.

Roll call vote:

Thomsen – Aye

Hinz – Aye

Davies – Aye

Hall – Aye

All aye. Motion carried. The red zoning sign was returned.

The Board discussed the addressing issue of the Engelbart property. The Land Use Administrator discussed that it had previously had a city address and was more recently given a 911 County address.

Next meeting, if needed, will be August 18, 2020 at 4:00 p.m. The Land Use Administrator will see if any applications are submitted before the July 29th deadline.

Motion by Davies seconded by Hinz to adjourn at 4:30 p.m. All aye. Motion carried.