

**Jones County Planning and Zoning Commission Meeting Minutes August 11, 2020 4:00 p.m.**

Members present:

Tim Fay, Chairman  
Lowell Tiedt  
Keith Stamp – via zoom  
Kristina Doll – via zoom

Member absent:

Jim McElheny

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

None

Fay called the meeting to order at 4:01 p.m.

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

Motion by Stamp seconded by Tiedt to approve the meeting minutes for the July 14, 2020 meeting. All aye. Motion carried.

Motion by Tiedt seconded by Doll to open the public hearing at 4:03 p.m. for a final plat for owners, Lonnie Humpal and Erin Etscheidt Humpal, to subdivide Parcel 2016-92 in the NW quarter of Section 13 of Fairview Township containing approximately 46 acres into a one lot subdivision with two outlots called Eagle Ridge subdivision. All aye. Motion carried.

The Land Use Administrator noted that Outlots A & B were noted as being transferred to adjacent landowners on the preliminary plat, however, did not indicate whether the lots were buildable or non-buildable outlots. The Land Use Administrator asked Randy Williams from MMS before the meeting whether this was intended to be non-buildable outlots or if the outlots could be built upon. Randy indicated they were intended to be non-buildable outlots and could specify that on the final plats. The Commission discussed the outlots and agreed that the outlots should be designated as non-buildable on the final plat.

Motion by Tiedt seconded by Doll to close the public hearing at 4:07 p.m. on the final plat for Eagle Ridge subdivision. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to recommend approval of the final plat of Eagle Ridge subdivision, a one-lot subdivision with two non-buildable outlots with the following 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;
  - There are no proposed interior streets. Outlots A & B are accessed by the adjacent property owners and Lot 1 is accessed from a 40' access easement from Parcel 2014-19.
- 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. However, with possible development on Lot 1, if more than one acre is disturbed, a Storm Water Pollution Prevention Plan will be required.

Roll call vote:

Stamp – Aye

Tiedt - Aye

Fay – Aye

Doll – Aye

All aye. Motion carried.

Motion by Stamp seconded by Tiedt to open the public hearing at 4:08 p.m. on proposed text amendments within the Jones County Zoning Ordinance. All aye. Motion carried.

The Land Use Administrator discussed a recent webinar relating to recent legislative changes including HF 2512 and HF 2477 relating to specific zoning related changes. The webinar was hosted by Eric Christianson with Iowa State University Extension and Outreach. The Land Use Administrator discussed the changes made to the text amendments were minor and the administration of the zoning ordinance will not be affected by the new regulations.

Motion by Tiedt seconded by Doll to close the public hearing at 4:20 p.m. All aye. Motion carried.

Motion by Stamp seconded by Tiedt to set a public hearing on the proposed text amendment for September 8, 2020 at 4:00 p.m. All aye. Motion carried.

Next meeting, will be Tuesday, September 8, 2020 at 4:00 p.m.

Motion by Tiedt seconded by Doll to adjourn at 4:24 p.m. All aye. Motion carried.