

Jones County Board of Adjustment

Meeting Minutes Special Session September 22, 2020 at 4:00 p.m.

Members present:

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

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

Ruth Switzer – 6597 Slide Rock Road, Anamosa
Ned Rohwedder – 13204 County Rd E53, Olin
David and Leslie Boots – 18063 Newport 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 4:11 p.m. and Chairperson Cindy Hall called the meeting to order.

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

Motion by Hinz seconded by Thomsen to approve the July 21, 2020 meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Hinz to open the public hearing at 4:13 p.m. for owners David and Leslie Boots, who have applied for a Special Permitted Use within the A-Agricultural District for a direct farm supply business for property located at 18063 Newport Rd., Anamosa in Section 5 of Rome Township (parcel ID 14-05-100-011). More specifically, the request is to split off 2 acres from the existing 16-acre parcel to transfer ownership to David Boots Construction to build a 70' x 100' building for a direct farm supply business. All aye. Motion carried.

The Land Use Administrator noted that the Board and applicant 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.

Boots read the narrative provided within the application to explain his proposal. His financial institution is requiring the split of the property to place the building on. In addition, restrictions with his small

business loan and legal separation issues are leading the owner to separating off the parcel. There were two members of the public present to offer comments regarding the application and they were not in opposition to the project.

Motion by Stecklein seconded by Thomsen to close the public hearing at 4:34 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place. The discussion revolved around the direct farm supply business and whether the information provided qualified as a direct farm supply business. They also discussed a deed restriction option and the requirement of the lending institution to split the property.

Motion by Thomsen seconded by Hinz to table action on the request until Thursday, September 24, 2020 at 8:30 am. (Electronic access to the meeting had a poor connection which caused members participating online to be able to hear all the owners testimony and Board discussion.) All aye. Motion carried.

Motion by Thomsen seconded by Hinz to adjourn at 4:55 p.m.

Jones County Board of Adjustment

Meeting Minutes Special Session September 24, 2020 at 8:30 a.m.

Members present:

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

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

David and Leslie Boots – 18063 Newport Rd., Anamosa
Amy Lang - Collins Community Credit Union lender

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 8:32 a.m. and Chairperson Cindy Hall called the meeting to order.

Motion by Thomsen seconded by Hinz to re-open the public hearing for owners David and Leslie Boots, who have applied for a Special Permitted Use within the A-Agricultural District for a direct farm supply business for property located at 18063 Newport Rd., Anamosa in Section 5 of Rome Township (parcel ID 14-05-100-011). More specifically, the request is to split off 2 acres from the existing 16-acre parcel to transfer ownership to David Boots Construction to build a 70' x 100' building for a direct farm supply business. All aye. Motion carried.

Boots could then again summarize the narrative provided within the application and his request for a direct farm supply business. Input was provided by lender Amy Lang regarding the small business program and the reason for the request.

Motion by Thomsen seconded by Hinz to close the public hearing at 8:52 a.m. All aye. Motion carried.

The Board again discussed the problem financing is causing the owner in relation to the zoning ordinance. The Land Use Administrator brought focus back to the application presented was a Special Permitted Use for a direct farm supply business within the A-Agricultural District and the application appears to meet all criteria. The Board felt conflicted because a previous variance had been denied due to financing reasons, however, this application was not presented as a variance due to that issue. It was presented as a Special Use Permit for a direct farm supply business.

Motion by Hinz seconded by Davies to approve the Special Permitted Use for owners David and Leslie Boots for a direct farm supply business for property located at 18063 Newport Rd., Anamosa (parcel ID 14-05-100-011) to split off 2 acres with the following conditions:

- This is a one-time split. This property does not qualify for any residential (farmstead or farmland splits). Any future requests for splits must be reviewed by the Land Use Administrator and qualify for agricultural purposes only.
- A deed restriction must be recorded within the Jones County Recorder's office to consider both the new 2 acre parcel and the remaining 14 acre parcel as one for zoning purposes and must not be sold or transferred individually.

Roll call vote:

Thomsen – Aye

Stecklein – Aye

Davies – 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 the first meeting on September 22, 2020.

Motion by Thomsen seconded by Hinz to adjourn at 9:08 a.m. All aye. Motion carried.