

Jones County Planning and Zoning Commission

Special Meeting Minutes

October 27, 2020 5:00 p.m.

Members present:

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

Member absent:

None

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Laddie Nachazel – 3243 Stone City Rd, Central City
Jeff Banowetz – 8002 218th Ave., Martelle

Fay called the meeting to order at 5:00 p.m.

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

Motion by Tiedt seconded by Doll to approve the meeting minutes for the October 13, 2020 meeting. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to open the public hearing at 5:01 p.m. to consider preliminary and final plats for owner, Laddie & Linda Nachazel Family Trust, and developer Jeff Banowetz, to subdivide Lot 3 of Nachazel 1st Addition in the SE NE in Section 19 of Fairview Township containing 10.47 acres into a two lot subdivision called Nachazel 2nd Addition. All aye. Motion carried.

The Land Use Administrator distributed copies of the preliminary and final plat, subdivision application, written report and aerial map for the Nachazel 2nd Addition. The Land Use Administrator explained that this is a re-subdivision of Nachazel 1st Addition. Lot 3 of Nachazel 1st Addition is being split by taking the north line of Lot 4 and extending it to the east. Banowetz updated the Commission that a DOT representative will be meeting Banowetz and Nachazel at the site on October 28, 2020 and the DOT representative reported there were several good options for the developer to continue to move forward with the project. It is noted that Steve Lueck from the DOT retired back in June. The Land Use Administrator expressed concerns regarding the plat indicated 242nd Ave. In the Nachazel 1st and 2nd Addition, 242nd Ave., is noted on the plat only for future roadway and utility easement and is not platted as a road. The Land Use Administrator indicated that this information was not noted in the original

report and would need to be added to the final variance list. The Commission discussed whether the plat needed to be re-platted to require the road and be built or to continue with the road easement. The Commission decided to continue with the road easement at this time that continued sufficient access is provided to the adjacent lots with the road easement provided on the plat. The written report indicated the following variances to the subdivision ordinance:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There is no proposed interior streets. Lots 1 and 2 are accessed from a platted easement named 242nd Ave., which divides Lot 2 and 3 of Nachazel 1st Addition. There is no Road Association Agreement. There are not two access points.
- 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.
 - With the development on Lot 1 or 2, if more than one acre is disturbed, a Storm Water Pollution Prevention Plan will be required.

The plats were reviewed by the Engineer, District Soil Conservationist, Sanitarian, Flood Plain Manager, Conservation Board, E911 Coordinator and comments reviewed by each department.

Motion by Tiedt seconded by Stamp to close the public hearing at 5:35 p.m. All aye. Motion carried.

Motion by McElheny seconded by Stamp to recommend approval of the preliminary and final plats of Nachazel 2nd Addition subdivision and to send the recommendation to the Board of Supervisors for their review with the variances noted above including a variance to the road requirement.

Roll call vote:

Stamp - Aye

Tiedt – Aye

McElheny – Aye

Doll-Aye

Fay – Aye

All aye. Motion carried.

Next meeting, will be Tuesday, December 8, 2020 at 4:30 p.m., if needed.

Motion by Tiedt seconded by Stamp to adjourn at 5:41 p.m. All aye. Motion carried.