

Jones County Planning and Zoning Commission Meeting Minutes February 9, 2021 4:30 p.m.

Members present:

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

Member absent:

Lowell Tiedt

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

None

Fay called the meeting to order at 4:34 p.m.

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

Motion by McElheny seconded by Doll to approve the meeting minutes for the January 12, 2021 meeting. All aye. Motion carried.

The Commission discussed the upcoming public hearing with the Board of Supervisors on the repeal and replacement of Chapter 3 Jones County Zoning Ordinance of Title VI-Property and Land Use to include incorporating the current land use map as the official map and to provide electronic access to the Land Use map. The Commission discussed a recent request by the Regional Director of the Farm Bureau regarding state legislative actions taken in 2020. The Commission and the Land Use Administrator discussed the required changes that will be implemented in the replacement ordinance and other requests that do not apply within the replacement ordinance. Motion by McElheny seconded by Stamp to include the current map as the official land use map and to provide for electronic access. All aye. Motion carried.

The Commission discussed fees regarding WECS, SECS, Quarries and Boundary Line adjustment applications that will be required once the replacement ordinance is in effect. The Land Use Administrator provided surrounding county and similar sized counties fee schedule. It was decided to discuss with a surveying company or other third party companies what costs would be involved with review of a large wind or solar project. The Commission discussed the current fee schedule. Many of the fees have been in effect since 1997 and 2007 and it was decided it was time to update the fees. They used rationale of 2% for inflation for approximately 20 years. Again, it was discussed that fees and applications do not pertain to agricultural uses or buildings. The following fees were recommended to be increased:

Appeal - from \$225 to \$300
Rezoning – from \$250 to \$375
Farmland/Farmstead splits – from \$75 to \$125
Permitted Use application – from \$75 to \$125
Sign Application – from \$75 to \$125
Special Permitted Use – from \$225 to \$300
Variance – from \$225 to \$300
Accessory Use – from \$25 to \$50
Preliminary Plat – from \$200 to \$300
Final Plat – from \$300 to \$450 + \$20 per lot

The WECS, SECS and Quarry applications were discussed as having a flat application fee of \$1,000.00 plus expenses. Boundary Line Adjustment was discussed to begin with a \$150 application fee.

The Land Use Administrator will put together a document for review at the next Commission meeting.

The Commission discussed possible Land Use updates for 2021 to include a minor subdivision ordinance, Comprehensive Plan update or a Future Land Use map. The Land Use Administrator will work on a minor subdivision update within the subdivision ordinance and how to possibly acknowledge the current Comprehensive Plan or provide updates to the current plan during 2021 for implementation in 2022. No action was taken.

The Commission discussed nuisances as it relates to the Land Use Administrator. Stamp suggested a joint venture with the Sheriff's office to review properties and provide updates with the Land Use Administrator to help with administration and correspondence. The Land Use Administrator will contact the Sheriff's for an initial discussion.

Next meeting, if needed will be March 9, 2021 at 4:30 p.m. Deadline for the meeting will be February 17, 2021.

Motion by Doll seconded by McElheny to adjourn at 5:50 p.m. All aye. Motion carried.