

Jones County Board of Adjustment

Meeting Minutes

March 16, 2021 at 4:00 p.m.

Members present:

Cindy Hall, Chairperson
John Hinz
Paul Thomsen
Catherine Davies

Member absent:

Nicole Stecklein

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

Jeff Miller – 22633 Campfire Rd., Monticello
Ron and Jackie Schneiter – 22546 Campfire Rd., Monticello
Bruce Telleen – 23254 Hwy 151, Monticello
Marty and Sara Lindauer – 22900 Campfire Rd., Monticello – via zoom

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

Motion by Thomsen seconded by Hinz to approve the January 19, 2021 meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Davies to open the public hearing at 4:02 p.m. for owners Bruce and Jani Telleen who have applied for a Special Permitted Use under Article IX Commercial Recreation Uses within the A-Agricultural District for property in portions of the NW NE $\frac{1}{4}$, SW NE $\frac{1}{4}$ and SE NE $\frac{1}{4}$ all in Section 13 of Lovell Township (parcel ID 02-13-200-004 and 02-13-200-003) and generally located at 22805 Campfire Rd., Monticello. More specifically, the request is to allow a private group camping commercial recreational use. 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 comments were received on the application. One verbal comment was received on the application which will be

addressed during the public comment section. The red zoning sign was posted as required and returned.

Telleen discussed the background on the property. They live along 151 and this is a nice location for a quiet place to get away. They have used it for private use for approximately 20 years. There is a cabin there with electricity. There is approximately 7 hookups there now for recreational vehicles. He is looking at providing private group camping, reservation only, offering water and dump station or septic system with 10-12 sites. Concerns with neighbors were with noise, traffic, trespassing and personal liability. The verbal comment wanted to limit the maximum number of spots/sites at the location. The Land Use Administrator discussed the possible conditions and referred to Article IX Commercial Recreation Uses.

Motion by Hinz seconded by Thomsen to close the public hearing at 5:17 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place. The Board discussed possible conditions according to Article IX Commercial Recreation Uses and addressed items E. – I. of Section 2.

Motion by Thomsen seconded by Davies to approve the Special Permitted Use for owners Bruce and Jani Telleen with conditions for a Commercial Recreation Use located at 22805 Campfire Rd., Monticello (parcel ID 02-13-200-004 and 02-13-200-003). The Special Permitted Use is approved with the following conditions:

- The site is limited to ten (10) sites for immediate development.
- Quiet hours will be in effect from 10:30 p.m. – 6:00 a.m.
- Emergency 911 sign will continue to be posted.
- Rental agreement to be signed by RV owners.
- Jones County Environmental Services guidelines for septic and wells will be complied with.
- Future expansion will necessitate re-appearance before the Board of Adjustment.

Roll call vote:

Thomsen – 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.

If needed, the Board's next meeting will be Tuesday, April 20, 2021. The deadline for this meeting is Wednesday, March 31st.

Motion by Thomsen seconded by Hinz to adjourn at 5:37 p.m. All aye. Motion carried.