

Jones County Planning and Zoning Commission Meeting Minutes September 14, 2021 4:00 p.m.

Members present:

Tim Fay, Chairman
Keith Stamp
Jim McElheny

Member absent:

Kristina Doll
Lowell Tiedt

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Randy Williams, MMS

Fay called the meeting to order at 4:03 p.m.

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

Motion by McElheny seconded by Stamp to approve the meeting minutes for the August 10, 2021 meeting. All aye. Motion carried.

Motion by Stamp seconded by McElheny to open the public hearing at 4:03 p.m. for preliminary and final plats for owners, Logan and Ashlin Ludwig to subdivide Parcel 2003-91 in Section 7 of Jackson Township containing 5.18 acres into a two-lot subdivision called Country Side Acres. All aye. Motion carried.

The Land Use Administrator reviewed the subdivision ordinance and noted the variances below. The Commission discussed the individual access points along the county roads. The County departments were consulted on the subdivision and there were no further concerns with the subdivision. The following variances are noted:

- 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. Lot 1 and Lot 2 are accessed from a county road (120th St.)
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no new interior streets. Access to all lots will be direct from the county roads. There are no cul-de-sacs, bus turnarounds or street names.

- Variance to Section 5. Article VII Procedure for Review of Plats; Item P. requests a soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
 - A request from the surveyor for a variance to this request because there are no interior streets proposed. The Jones County Soil Conservationist advises putting a construction site erosion control plan in place prior to starting any land disturbing activity.

Motion by McElheny seconded by Stamp to close the public hearing at 4:13 p.m. All aye. Motion carried.

Motion by McElheny seconded by Stamp to send a recommendation of approval for the preliminary and final plats with the noted variances above to the Board of Supervisors for Country Side Acres.

Roll call vote:

Stamp - Aye

McElheny – Aye

Fay - Aye

All aye. Motion carried.

2022 Comprehensive Plan Review Meeting #4 – McElheny lead the Commission through the following goal and objectives:

- Population – According to the new 2020 Census date, Jones County increased by 8 residents which shows growth rate of 0%
- Housing – State program to replace storm damage housing losses could help with existing older structures.
- Economic Development – Using 2017 data, waiting for a 2021 Workforce Laborshed Report
- Traffic and Transportation – Waiting for 2021 traffic count updates especially focused on Old Dubuque Road and the five-year plan.
- Technology – Change will continue exponentially
- Conservation and Recreation – Will reach out to the Conservation Director to discuss the planning efforts.
- Agriculture – 95.5% of land in Jones County is used for agriculture.
- Administration – Additional demand for services for nuisances, enforcement and fighting blight
- Consumer Demand – Will drive changes in the community.
- Covid 19 pandemic – Addressed possible impacts to workforce, supply chains, retail, etc.
- Influencers – Conclusion of Exercise #2
- Reviewed ECICOG’s Regional Vision for 2040
- Goal setting for – Agricultural Protection, Economic Development, Recreation, Natural and Cultural Resources and Housing in Exercise #5

Vision Statement - Jones County is primarily an agricultural driven community with the goods, services, employment and facilities located extensively within the incorporated Cities. The County’s role in land use management is to buffer the agricultural operations from intrusion by incompatible uses at the same time allowing a reasonable amount of opportunity in properly assigned zoning districts for compatible

rural style development for residential, commercial and industrial uses. Jones County encourages the principles of diversity, social equity, environmental sensitivity and the development of renewable energy.

The Commission reviewed Exercise #5 and will address Agricultural Protection, Economic Development, Recreation, Natural and Cultural Resources and Housing goals and objectives in the next session

McElheny noted a meeting on Wednesday, September 15th for the City of Wyoming's Comprehensive Plan he plans to attend.

The next meeting will be moved to Tuesday, October 19th to accommodate Commission members schedules.

The Commission adjourned at 6:05 p.m. Motion by McElheny seconded by Stamp. All aye. Motion carried.