

Jones County Planning and Zoning Commission Meeting Minutes November 16, 2021, 4:30 p.m.

Members present:

Tim Fay, Chairman
Keith Stamp as indicated
Jim McElheny
Kristina Doll
Lowell Tiedt

Member absent:

None

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Randy Williams, MMS

Fay called the meeting to order at 4:30 p.m.

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

Motion by Tiedt seconded by McElheny to approve the meeting minutes for the October 19, 2021, meeting. All aye. Motion carried.

Motion by Doll seconded by Tiedt to open the public hearing at 4:31 p.m. for the final plat for Brad Stephen's Second Addition which contains one lot, Lot A for Bradley Drive and 3 outlots for future development in Section 27 of Lovell Township. All aye. Motion carried.

Stamp arrived at 4:38 p.m.

The Land Use Administrator distributed the written report and department head comments from the preliminary plat and the Commission reviewed the variances within the ordinance. The Land Use Administrator updated the Commission that the City of Monticello will require a pre-annexation agreement on the property. This pre-annexation agreement is to state that the City of Monticello will sign a waiver on the plat of Brad Stephen's Second Addition, however, any future development will be voluntarily annexed into the City of Monticello. The property can currently be served with city water and sewer. The final plat will go to the City of Monticello Council meeting on Monday, December 6th. The following variances are noted:

- Variance to Section 4. Lands in Flood Plains, of Article IV, Subdivision Design of the Jones County Subdivision Ordinance;
 - A small portion of Lot 1 is within the Flood Plain. The portion within the flood plain would be non-buildable.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There is only one access point from the county road. There is an interior street (Lot “A”) distinguished as Bradley Drive and Lot 1 is accessed from Bradley Drive.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - Bradley Drive continues to a private home beyond said subdivision. There is no cul-de-sac.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - No development is expected. If more than one acre is disturbed, a Storm Water Pollution Prevention Plan will be required. Any future development will be required to be annexed within the City of Monticello.
- 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 improvements expected. The current Bradley Drive is an existing road which does not need improvements.

Motion by Tiedt, seconded by McElheny to close the public hearing on the preliminary plat for Brad Stephen’s Second Addition at 4:39 p.m. All aye. Motion carried.

Motion by McElheny seconded by Tiedt to recommend approval of the preliminary plat for Brad Stephen’s Second Addition with the variances noted above to the Board of Supervisors.

Roll call vote:

McElheny – aye

Tiedt – aye

Doll – aye

Stamp – aye

Fay - aye

All aye. Motion carried.

The Land Use Administrator and Commission were updated on the recent City of Wyoming Comprehensive Plan meeting and ECICOG Regional Envisioning Project meetings that were held in Monticello and Anamosa. The consensus is that there is optimistic potential increases in population among the Midwest because there is an abundance of food, water and energy resources. McElheny noted that US Census population numbers will not be issued until March 2022, so the 2019 estimates will be used in the 2022 Comprehensive Plan document. The Commission briefly discussed the recent inflation numbers which currently reflect 6.2% and could affect housing and development.

2022 Comprehensive Plan Review Meeting #6– McElheny lead the Commission through the goals and objectives for Housing, Land Use Management and Technology. Technology was discussed and addressed, but decided it will not be included in the final comprehensive plan document.

The next meeting will be Tuesday, December 14th at 4:15 p.m. (note time change) to accommodate the Land Use Administrator’s schedule.

The Commission adjourned at 6:01 p.m. Motion by Stamp seconded by McElheny. All aye. Motion carried.