

Jones County Planning and Zoning Commission Meeting Minutes February 8, 2022, 4:15 p.m.

Members present:

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

Member absent:

None

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

None

McElheny brought in land use maps of Monticello, Cascade and other incorporated cities within Jones County with overlays indicating steep slopes, flood plains and other significant land use area such as commercial development or agricultural recovery areas. McElheny explained the possible Future Land Use Maps to the Commission as members arrived.

Fay called the meeting to order at 4:15 p.m.

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

Motion by McElheny seconded by Tiedt to approve the meeting minutes for the December 14, 2021, meeting. All aye. Motion carried.

2022 Comprehensive Plan Review continued with Future Land Use Map review of Monticello, Cascade and other incorporated cities within Jones County. McElheny explained the agricultural recovery, possible acreage amounts for future residential, commercial, and industrial development areas and noted areas that are not conducive to development which contain flood plain and steep slopes. McElheny will work with Kristi Aitchison, GIS Coordinator to use the overlay maps to be produced in a format to be used for the Comprehensive Plan document. McElheny also reviewed the Executive Summary and process in which to continue the Comprehensive Plan to the public. The Commission discussed having several public hearings around the County (Anamosa, Monticello, Onslow) with a power point presentation and maps for public inspection.

The Land Use Administrator discussed property in Washington Township in Section 27 located at 3828 202nd St., Cascade regarding Parcel 2009-17 and Parcel 2010-39 and whether adjusting a parcel line is subject to the Boundary Line Adjustment procedures within the Jones County Zoning Ordinance. The Commission suggests to review the information with the County Attorney.

The Land Use Administrator distributed Article XXII Planning and Zoning Commission Section 1. Membership and Article XXIV Board of Adjustment Section 2. Membership with changes to the verbiage directing the Supervisors to appoint members by district to be removed. The change is due to the Jones County Redistricting Maps that could result in a duplication of members in District 3 and leave a vacancy in District 2. Due to recent state legislation, membership within District 2 may be difficult to obtain due to the boundary of District 2 incorporates the City of Monticello and a very small portion of unincorporated Jones County. The Land Use Administrator did discuss options with the County Attorney and after further research decided this may be the best alternative to not lose valuable members of the Planning & Zoning Commission and the Board of Adjustment. The Commission agrees that the spirit would still be to have membership representative of all around the County, however, the Commission does not feel that a separate text update is needed at this time for this specific instance. Possibly it could be added to additional amendments in the future. (Land Use Administrator's note: The state has not yet approved the new district maps and they are not in effect at this time.)

The next meeting will be Tuesday, March 8, 2022, at 4:30 p.m. Applications for the upcoming meeting, will be due Wednesday, February 16, 2022. The plan will be to possibly review finalized versions of the Future Land Use Maps and Comprehensive Plan text.

The Commission adjourned at 5:41 p.m. Motion by McElheny seconded by Tiedt. All aye. Motion carried.