

Jones County Board of Adjustment

Meeting Minutes

February 15, 2022, at 4:00 p.m.

Members present:

Cindy Hall, Chairperson
Paul Thomsen
John Hinz
Catherine Davies
Stan Reiter

Members absent:

None

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

Chad and Stacy Thies – applicants and owners of 16245 170th St., Monticello
Mark and Karen Hosch – applicants and owners of 2473 County Rd D-61, Bernard
Stan Wolken – via zoom
Michael Wolken – via zoom

Introductions of the visitors, Board of Adjustment and staff 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 Thomsen seconded by Davies to approve the agenda for the meeting. All aye. Motion carried.

Motion by Hinz seconded by Davies to approve the December 21, 2021, meeting minutes. All aye. Motion carried.

Motion by Davies seconded by Thomsen open the public hearing at 4:01 p.m. owners, Chad and Stacy Thies, for a special permitted use in the Agricultural Zoning District for property generally located at 16245 170th St., Monticello (tax parcel 06-16-200-002) in Section 16 of Wayne Township, containing 4 acres. More specifically, the proposal is for a home-based industry special permitted use for a vehicle dealer license for minor repairs and resale of vehicles. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. The owner also received a copy of the written report. All adjoining landowner letters were sent. All letters other than Stan Wolken's were received. Stan Wolken's certified letter has not

been delivered according to the USPS tracking. Through relatives, Stan was contacted and sent the application via email and could join the meeting by zoom. The red zoning sign was posted as required. The Land Use Administrator did reach out to the City of Monticello and verified that SPU applications do not need a review by the city if they are within the 2-mile review area. This property is within the county's jurisdiction, but within the 2-mile review area. Per the City Administrator, Russ Farnum, the city would only exercise their review in that area if it was a subdivision or rezoning application.

Thies noted a dealer's license is required anytime your buy or sell at least 6 vehicles in any calendar year. He would like to purchase a vehicle at an auction, clean it up, do minor repairs and re-sell the vehicle. Thies states there will be no signs, and no one will even know it's there. Thomsen noted the acreage is well kept and buildings would be functional for what they want to use them for. There is a heated area with a floor drain in the garage to wash vehicles in the winter. It does not appear the water from this area goes into the ditch or septic system. The Board discussed hazardous materials/cleaning materials and if any are used, proper methods of disposal should be used. The Board discussed the outdoor storage request for vehicles.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:22 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Reiter seconded by Thomsen to approve the Special Permitted Use application with a condition to allow only two vehicles for outdoor storage purposes related to the Special Permitted Use for owners, Chad and Stacy Thies, in the Agricultural Zoning District for property generally located at 16245 170th St., Monticello (tax parcel 06-16-200-002) in Section 16 of Wayne Township, containing 4 acres.

Roll call vote:

Davies - Aye

Hinz - Aye

Thomsen – Aye

Reiter - Aye

Hall - Aye

All aye. Motion carried.

The application is approved. The Land Use Administrator will issue the approval to the owner by regular mail. The red zoning sign was returned.

Motion by Davies seconded by Thomsen to open the public hearing at 4:24 p.m. for contract owners, Mark and Karen Hosch and deed holder Nick and Monica Hosch for a special permitted use in the Agricultural Zoning District for property generally located at 2473 County Rd D-61, Bernard (tax parcel 04-11-200-003) in the SW NE south side of the road in Section 11 of Washington Township. More

specifically, the proposal is for a home-based industry special permitted use for commercial agricultural, camper and boat storage. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. The owners also received a copy of the written report. All adjoining landowner letters were sent and received. One verbal comment from Loras Simon, an adjacent landowner was read at the meeting. Loras had no objection to the application.

Hosch's state there is no new construction, only utilizing existing dairy operation buildings and re-purposing them for seasonal storage. Items go in October 15th and come out April 15th. Hosch noted the free stalls were removed and it used to milk 200 cows.

Motion by Thomsen seconded by Davies to close the public hearing at 4:31 p.m. All aye. Motion carried.

Discussion by the Board took place.

Motion by Davies seconded by Hinz to approve the Special Permitted Use application for contract owners, Mark and Karen Hosch and deed holder Nick and Monica Hosch in the Agricultural Zoning District to allow commercial storage within existing buildings only for property generally located at 2473 County Rd D-61, Bernard (tax parcel 04-11-200-003) in the SW NE south side of the road in Section 11 of Washington Township.

Roll call vote:

Davies - Aye

Hinz - Aye

Thomsen – Aye

Reiter - Aye

Hall - Aye

All aye. Motion carried.

The next meeting is may be re-scheduled for Tuesday, February 22, 2022, at 4:00 p.m.

Motion by Thomsen seconded by Hinz to adjourn at 4:41 p.m. All aye. Motion carried.