

Jones County Planning and Zoning Commission Meeting Minutes July 12, 2022, 5:30 p.m.

Members present:

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

Member absent:

None

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

Mike Weber, land surveyor for McElmeel Acres
Catherine Davies 20263 42nd St., Anamosa
Ned Rohwedder 13204 County Rd E-53, Olin
Darren Hanna 428 Holt St., Anamosa
Rod Smith 505 Kaitlynn Ave., Anamosa
Matt McQuillen 18936 Shooting Star Rd., Anamosa
Cindy Hall 20763 Stone Bridge Rd., Monticello
Paul Thomsen 10700 223rd Ave. Anamosa
Kim Brooks, Monticello Express
Jake Bourgeois, Anamosa Journal Eureka
Doug Ricklefs 156 Country Club Ct. Anamosa

Fay called the meeting to order at 5:30 p.m. Tiedt motioned to approve the agenda, Stamp seconded. All aye. Motion carried.

Motion by Stamp seconded by McElheny to approved the April 12, 2022 and June 14, 2022 meeting minutes. All aye. Motion carried.

Motion by Stamp seconded by Tiedt to open the public hearings at 5:31 p.m. for preliminary and final plats for owner Gerald McElmeel, to subdivide part of the South 1/4 of the SW 1/4 SW 1/4, all in Section 14 of Lovell Township into a one lot subdivision called McElmeel Acres Second Addition. In addition, the Commission will hear public comment on preliminary and final plats for owner, Donald Hughes and Gerald McElmeel, to subdivide part of the North 3/4 of the SW 1/4 SW 1/4 , all in Section 14 of Lovell Township into a one lot subdivision called McElmeel Acres Third Addition. All aye. Motion carried.

Mike Weber was available to answer questions regarding both both preliminary and final plats for the McElmeel Acres Second and Third Additions. Weber explained this as a land swap between Hughes and McElmeel and will be continued to be farmed. The Third Addition will give road frontage to Jerod

McElmeel. The Land Use Administrator distributed the report to the Commission of the variances noted within the subdivision ordinance. 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 is only one access point from the county road.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There is no interior road.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - If more than one acre is disturbed, a Storm Water Pollution Prevention Plan will be required.
- 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.
 - It was not included with the subdivision application.

These subdivisions were reviewed by the City of Monticello. The City of Monticello's report was distributed to the Commission.

Motion by Stamp seconded by Tiedt to close the public hearing at 5:37 p.m.

Motion by McElheny seconded by Doll to approve McElmeel Acres Second Addition with the variances noted above and send a recommendation to the Board of Supervisors.

Roll call vote:

McElheny – Aye

Doll-Aye

Tiedt – Aye

Stamp – Aye

Fay – Aye

All aye. Motion carried.

Motion by McElheny seconded by Stamp to approve McElmeel Acres Third Addition with the variances noted above and send a recommendation to the Board of Supervisors.

Roll call vote:

McElheny – Aye

Doll-Aye

Tiedt – Aye

Stamp – Aye

Fay – Aye

All aye. Motion carried.

The Land Use Administrator will take the preliminary plats before the Board of Supervisors within 30 days. Final plats can be submitted to the Board of Supervisors once the final attachments are submitted.

Next the Commission reviewed revising Article XXIII Planning and Zoning Commission Section 1. Membership and Article XXIV Board of Adjustment Section 2. Membership to allow at-large membership due to the 2022 Redistricting process making District 2 a very small rural area to obtain members for both P&Z and BOA. Motion by Tiedt seconded by Stamp to set a public hearing for August 9, 2022 at 4:30 p.m. to appoint membership at-large. All aye. Motion carried. ***(Note: meeting date was changed later in the meeting to 8/16/22 at 4:30 p.m.)***

6:00 p.m. Tim Fay welcomed the visitors for the 2022 Comprehensive Plan – Update. The Commission introduced themselves and asked visitors for introductions. McElheny gave a brief introduction and went into the Comprehensive Plan presentation. Comment period will be open for 10 days if needed and can be sent to the Land Use Administrator.

There were 10 people in attendance for the 2022 Comprehensive Plan – Update public hearing. The following spoke at the hearing:

Darren Hanna – New Superintendent for Anamosa Schools – Spoke regarding encouraging growth in the county. Including residential and business development and to have leaders who make a difference and are committed to change.

Matt McQuillen – Discussed the plan and found it to be objective and biased in review. Gave history on Anamosa east of Hwy 64. Discussed future plan for Old Dubuque Rd interchange and future growth areas and additional DOT interchanges to the north. Suggests to get rid of “Ag Reversion”.

Rod Smith – Anamosa Mayor – Discussed future growth of Anamosa and having an east to west connectivity. The City of Anamosa checks all the boxes for a family to relocate due to the strong school, state park and outdoor activities and hospital.

Tiedt left the meeting at 7:16 p.m.

Doug Ricklefs – Discussed as a developer, he has no rural lots left and the current subdivision ordinance is difficult to abide by.

Ned Rohwedder – Supervisor District 3 - Thanked everyone for their participation.

The Commission participated in the public hearing asking questions during the speakers regarding leadership within the cities and surrounding area to collaborate on future growth opportunities. All agreed the discussion was professional and collaborative in nature.

Motion by Doll seconded by Stamp to close the public hearing at 7:55 p.m. All aye. Motion carried.

The Land Use Administrator proposes to continue the discussion on the 2022 Comprehensive Plan – Update until their next meeting. The next meeting date was changed to accommodate all Commission members to August 16, 2022 at 4:30 p.m. Motion by Doll seconded by McElheny to move the public hearing from August 9, 2022 to August 16, 2022, same time. All aye. Motion carried.

Motion by McElheny seconded by Doll to adjourn at 8:10 p.m.