

Jones County Board of Adjustment

Meeting Minutes

August 23, 2022, at 4:00 p.m.

Members present:

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

Members absent:

None

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

Tina Wagner – 8005 County Rd E-45, Wyoming
Amy and Loren Lacy – 13725 Fremont Rd., Anamosa
Brittney Manternach - 11704 Richland Rd., Monticello
Cheri Manternach – 511 Cleveland St. SW, Cascade

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 Hinz to approve the agenda for the meeting. All aye. Motion carried.

Motion by Hinz seconded by Thomsen to approve the April 19, 2022, meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Hinz open the public hearing at 4:01 p.m. for owners, Coy and Tina Wagner along with applicant Kelby Billingsley who have applied for a Special Permitted Use in the A-Agricultural Zoning District for property located in the NE ¼ SE ¼ in Section 11 of Hale Township generally located at 8005 County Rd E-45, Wyoming. More specifically, the proposal is to request an auxiliary dwelling unit subject to Article XI of the Jones County Zoning Ordinance. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. The applicant and owner also received a copy of the written report. All adjoining landowner letters were sent and received. The red zoning sign was posted as required. There were no verbal or written comments received.

The owner indicated a mobile home of 26 ft. x 76 ft. (double wide) will be brought in for her to live in. The property will be transferred to the daughter Kelby Billingsley. A shared well will be used between the two dwellings. A separate septic system will be installed for the new dwelling.

Catherine Davies arrived at 4:02 p.m.

The Board and owner discussed the size of the primary dwelling and size of mobile home and ordinance requirements.

Motion by Thomsen seconded by Davis to close the public hearing at 4:07 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Davies seconded by Thomsen to approve the Special Permitted Use application for owners, Coy and Tina Wagner and applicant Kelby Billingsley for property located in the NE ¼ SE ¼ in Section 11 of Hale Township generally located at 8005 County Rd E-45, Wyoming with a condition that once the auxiliary dwelling is no longer needed for this purpose it will be removed from the property or a separate application may be submitted and heard by the Board of Adjustment for new family members.

Roll call vote:

Reiter – Aye

Davies - Aye

Hinz - Aye

Thomsen – Aye

Hall - Nay

Motion passes 4-1.

The application is approved. The Land Use Administrator will issue the approval to the owner. The red zoning sign was delivered to the meeting room later during the meeting.

Motion by Thomsen seconded by Hinz open the public hearing at 4:10 p.m. for owners, Loren and Amy Lacy who have applied for a Special Permitted Use in the Residential Zoning District for property located in the SW¼ NE¼ in Section 31 of Cass Township generally located at 13725/13745 Fremont Rd., Anamosa. More specifically, the proposal is to request an existing building to be used as an auxiliary dwelling unit subject to Article XI of the Jones County Zoning Ordinance. 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 and received. The red zoning sign was posted as required. There were no verbal or written comments received. The Land Use Administrator explained that this should not be split in the future. Once it is no longer needed it could be used as a personal space for Loren and Amy Lacy.

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

Discussion by the Board of Adjustment took place.

Motion by Thomsen seconded by Hinz to approve the Special Permitted Use application for owners, Loren and Amy Lacy for property located at 13725/13745 Fremont Rd., Anamosa to allow an existing building to be used as an auxiliary dwelling unit subject to Article XI of the Jones County Zoning Ordinance.

Roll call vote:

Reiter – Aye

Davies - Aye

Hinz - Aye

Thomsen – Aye

Hall - Aye

All aye. Motion carried.

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

Brittney and Cheri Manternach arrived and introductions of the Board took place.

Motion by Thomsen seconded by Reiter open the public hearing at 4:16 p.m. for owners David and Brittney Manternach along with applicants Tom and Cheri Manternach have applied for a Special Permitted Use in the A-Agricultural Zoning District for property described as Parcel 2022-23 in Section 17 of Richland Township generally located at 11704 Richland Rd., Monticello. More specifically, the proposal is to request an auxiliary dwelling unit subject to Article XI of the Jones County Zoning Ordinance. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. The applicant and owner also received a copy of the written report. All adjoining landowner letters were sent and received. The red zoning sign was posted as required. There were no written comments received. One verbal comment from Peter Hosch was read aloud. The verbal comment had a concern with manure application close the mobile home placement. The owner and applicant appeared to understand manure application may be close to the mobile home and didn't express any concerns.

The owner indicated a mobile home of 16 ft. x 70 ft. (single wide) will be brought in for her in-laws to live in. A shared well will be used between the two dwellings. A separate septic system will be installed for the new dwelling. Old broken concrete will need to be removed for placement of the septic system. Separation distances will need to be maintained for the well and the septic.

The Board and owner discussed the size of the primary dwelling and size of mobile home and ordinance requirements.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:21 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Davies seconded by Thomsen to approve the Special Permitted Use application for owners, David and Brittney Manternach along with applicants Tom and Cheri Manternach for property described as Parcel 2022-23 in Section 17 of Richland Township generally located at 11704 Richland Rd., Monticello to allow an auxiliary dwelling unit subject to Article XI of the Jones County Zoning Ordinance with a condition that once the auxiliary dwelling is no longer needed for this purpose it will be removed from the property or a separate application may be submitted and heard by the Board of Adjustment for new family members.

Roll call vote:

Reiter – Aye

Davies - Aye

Hinz - Aye

Thomsen – Aye

Hall - Nay

Motion passes 4-1.

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

The next meeting is scheduled for Tuesday, September 27, 2022 at 4:00 p.m.

Motion by Davies seconded by Hinz to adjourn at 4:42 p.m. All aye. Motion carried.