

Jones County Planning and Zoning Commission Meeting Minutes November 22, 2022, 4:30 p.m.

Members present:

Kristina Doll
Keith Stamp
Janine Sulzner
Lowell Tiedt

Members absent:

Tim Fay

Staff present:

Michele Lubben, Jones County Land Use Administrator

Visitors present:

John and Annette Rogers – 24228 Riverview Rd., Cascade
Steve Intlekofer, Wheels of Progress – 121 E Grand St., Monticello
Phyllis Tiedt – 9555 Hwy 151, Anamosa

Motion by Tiedt seconded by Doll to appoint Keith Stamp to act as chairperson in the absence of Tim Fay. All aye. Motion carried.

Stamp called the meeting to order at 4:30 p.m. Sulzner motioned to approve the agenda, Tiedt seconded. All aye. Motion carried.

Motion by Tiedt seconded by Sulzner to approve the September 27, 2022, meeting minutes. All aye. Motion carried.

Introductions of the Commission and visitors took place.

Motion by Doll seconded by Tiedt to open a public hearing on preliminary and final plats for owner Wheels of Progress LLC, to subdivide part of the West 1/2 of the NW 1/4, in Section 34 of Lovell Township into a three-lot subdivision with one outlot called Wheels of Progress Subdivision. All aye. Motion carried.

The Land Use Administrator discussed addendum to their packets at the meeting included updated preliminary and final plats provided by the owner, updated information from other county departments, County Engineer approval letter, photos of the property and an email from Environmental Services. Intlekofer discussed the intention of Lot 1 is to build storage units. Lot 3 and Outlot A to be sold to the south adjacent landowner, William Tenley of Triangle Ag. As noted by the Flood Plain Coordinator, the property is within the 100-year flood plain and requires a floodplain development permit prior to any development including filling, grading, storage of materials and equipment. The Commission reviewed the Land Use Administrator's report which included the following:

- Variance to Section 4. Article IV Subdivision Design – Parcel is listed in the Flood Hazard Area (1% probability flood, or one (100) hundred-year flood) According to page 2, a permit is required before proceeding.
- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no streets or road association agreement.
 - There shall be no less than two access points. Access points are not noted on the plat, so it is unclear whether two access points exist for this subdivision.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There is no interior road or cul-de-sac.
- 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.
- Auditor’s office requirement – The subdivision name has not been requested to be approved.
- Auditor’s office – Platting procedures must be followed. Currently, multiple owners are listed for Frost Road. Before proceeding, Frost Road must be quit claimed to Wheels of Progress. Next, Frost Road must be vacated. Which will require another set of plats to be prepared.
- City of Monticello – They have reviewed at the P&Z level. Goes to their City Council on the 21st. Their P&Z is requiring a 10’ utility easement between Lots 1&2, and between Lot 3 and Outlot A be added to the plats. Annexation was not an option because the city cannot get sewer to the property in a feasible or timely manner.

The Commission continued discussion on the access point for Lot 1. Either all lots should have direct access from Business Hwy 151 or have an interior road. The 12’ easement to the north owned by Amerigas was not an acceptable access for this subdivision.

Motion by Tiedt seconded by Doll to close the public hearing at 5:06 p.m. All aye. Motion carried.

The Commission continued discussion on the access requirement for Lot 1 and additional requirements to follow platting regulations for Frost Road and subdivision name approval.

Motion by Sulzner seconded by Tiedt to recommend approval of the preliminary plat of Wheels of Progress subdivision with the recommended changes to include a 30’ direct access from Business 151/Main Street for Lot 1, subdivision name must be approved by the Auditor and Frost Road must follow platting procedures and be vacated. This recommendation will go to the Board of Supervisors for their review including the other variances noted above.

Roll call vote:

Doll – aye

Sulzner – aye

Tiedt – aye

Stamp - aye

All aye. Motion carried.

The next agenda item lists discussion on possible text amendments regarding private and commercial shooting ranges. The Land Use Administrator included addendums to their packet included an aerial

map of the affected property in Section 5 of Washington Township, article in the Anamosa Journal Eureka on November 17, 2022, Dubuque County Zoning Ordinance pertaining to shooting ranges and a copy of Iowa Code Chapter 657.9. John and Annette Rogers, owners of Riverview Ridge Campground, adjacent landowners to the First Bluff LLC property were in attendance. They consider this property in close proximity to the City of Cascade, who has also received complaints of noise due to shooting at the First Bluff LLC property. Initially, their interest was to change text amendments in Chapter 7 of the Jones County Nuisance Ordinance. The Land Use Administrator explained this Commission was responsible for text amendments of the Jones County Zoning Ordinance.

The Commission listened to the Roger's noise complaint and had some additional questions before proceeding with any decisions.

Stamp gave an overview of the October 5, 2022, Monticello Comprehensive Plan work session. The Land Use Administrator discussed a possible timeframe going forward with the 2022 Comprehensive Plan. The Land Use Administrator distributed a sample of a Future Land Use map including current zoning classification layers and future land use layers. This map was compiled by the GIS Coordinator Kristi Aitchison. The Land Use Administrator discussed amending the text of the Comprehensive Plan and distributing it to the Commission for review.

The Commission 's next meeting will be Tuesday, January 10, 2023, at 4:30 p.m.

Motion by Tiedt seconded by Doll to adjourn the meeting at 5:57 p.m. All aye. Motion carried.