

## **Jones County Board of Adjustment**

### **Meeting Minutes**

**April 18, 2023, at 4:00 p.m.**

#### Members present:

Cindy Hall, Chairperson  
Paul Thomsen  
John Hinz

#### Members absent:

Catherine Davies  
Stan Reiter

#### Staff present:

Sheralyn Schultz – Land Use Administrator  
Michele Lubben – Former Land Use Administrator

#### Visitors present:

Charlie Becker – 713 N Birch St, Monticello  
Jon Larson – Hall & Hall Engineers, Inc., Hiawatha  
Cory Mohr – 4782 Co. Rd. E17, Onslow  
Sonya Belew – 209 N Tama Street, Manchester  
Rosalie Ahrendsen – 7412 Jungletown Road, Oxford Junction  
Michael Ahrendsen – 7422 Jungletown Road, Oxford Junction  
Jeff Pitlik – 17958 Green Rd, Anamosa  
Peg McCormick – 12174 190<sup>th</sup> St, Monticello  
Steve McCormick – 17609 Dales Ford Rd, Scotch Grove  
Russell Yonkovic – 703 N Birch St, Monticello  
Jeff Martens – Box 157, Onslow  
Casey Shalla – 12007 190<sup>th</sup> St, Monticello  
Jacob Niemand – 12007 190<sup>th</sup> St, Monticello  
Rogelio Hernandez – 12615 190<sup>th</sup> St., Monticello  
Emily Bearnth – 12625 190<sup>th</sup> St., Monticello  
Jocelyn Blanco – 12615 190<sup>th</sup> St., Monticello  
James Zimmerman – PO Box 188, Monticello  
Kaite Ryan – 12635 190<sup>th</sup> St., Monticello  
Lisa Twitchell – 12007 190<sup>th</sup> St., Monticello  
Sheri Lampe – 12001 190<sup>th</sup> St., Monticello  
Craig Lampe – 12001 190<sup>th</sup> St., Monticello  
Karl Paulson – 12007 190<sup>th</sup> St., Monticello  
Tim Raine – 113 S Booth St., Anamosa

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 March 21, 2023, meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Hinz to open the public hearing at 4:01 p.m. for owner, Camp Courageous Of Iowa Inc., who has applied for a Variance in the A-Agricultural Zoning District for property legally described as Parcel 2001-69 in the NW ¼ in Section 6 of Scotch Grove Township, generally located at 12645 190th St., Monticello. More specifically, the request is to allow an additional residence to be built on one parcel that currently contains five existing dwellings. 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.

Charlie Becker, representing Camp Courageous Of Iowa Inc., was present to discuss the application. Construction on this duplex had already begun, prior to Camp Courageous obtaining the required building permit. Becker explained that he was unaware that a permit was needed to begin construction on the property. He explained that he hired Mike Kraus, as general contractor, and assumed Kraus would handle all requirements prior to beginning construction.

A discussion took place about future development on the property and guidelines that would need to be followed. Becker explained that future plans include several more duplexes being constructed on the same parcel. Becker was told that before construction begins on any other structure, he needs to follow the guidelines. The Commission questioned whether future development would even be a possibility, unless Becker reached out to the Planning and Zoning Commission to have the property re-zoned to allow for this type of use.

Thomsen questioned Becker if there would be enough room on the parcel to allow for septic systems with the future plans. Jon Larson, an engineer with Hall & Hall Engineers, Inc., who was hired for this project, commented that there is enough room for the project, with putting a leach field in a neighboring parcel, also owned by the camp.

Hinz reminded the attendees that the current meeting was based on the application of the one duplex already being built, and not future development.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:20 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Thomsen seconded by Hinz to table the variance request and request a review by the Board of Supervisors for owner Camp Courageous of Iowa Inc. for property legally described as Parcel 2001-69 in the NW ¼ in Section 6 of Scotch Grove Township, generally located at 12645 190th St., Monticello to allow an additional residence to be built on one parcel that currently contains five existing dwellings.

Roll call vote:

Hinz - Aye

Thomsen – Aye

Hall - Aye

All aye. Motion carried.

The application is tabled. The Land Use Administrator will add the item to the Board of Supervisor's agenda for April 25, 2023. The red zoning sign was delivered back to the Land Use Administrator.

(After speaking with the County Attorney, the Board of Adjustment has to approve or deny the application first, before the Board of Supervisors can make a recommendation.)

Motion by Thomsen seconded by Hinz to open the public hearing at 4:38 p.m. for owner, Peggy McCormick, who has applied for a Variance in the A-Agricultural Zoning District for property briefly described as COM 173' E of SW COR SE SE TH N 294' E TO PARK LD. S TO RD W TO BEG. in Section 31 of Richland Township (parcel ID 03-31-400-009), generally located at 12174 190th Street, Monticello. More specifically, the request is to allow a split within the A-Agricultural Zoning District that does not meet the requirements within the zoning district. 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.

Steve McCormick, son of Peg McCormick, spoke on behalf of Peg. He mentioned that they were interested in selling .32 acres of Peg McCormick's land to Camp Courageous for the purpose of maintaining the land from water drainage. The drainage problem has happened as a result of construction that took place the past few years on Camp Courageous's property.

An easement was discussed as a possible solution to the problem. However, McCormicks were not in favor of an easement. They stated an easement creates more of a hassle, when it comes to buying and selling property.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:47 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Hinz seconded by Thomsen to approve the Variance application for owner, Peggy McCormick, for property briefly described as COM 173' E of SW COR SE SE TH N 294' E TO PARK LD. S TO RD W TO BEG. in Section 31 of Richland Township (parcel ID 03-31-400-009), generally located at 12174 190th Street, Monticello. More specifically, the request was to allow a split within the A-Agricultural Zoning District that does not meet the requirements within the zoning district.

Roll call vote:

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.

Motion by Thomsen seconded by Hinz to open the public hearing at 4:50 p.m. for contract owner, Michael Ahrendsen and deed holder, Richard Henak, who have applied for a Special Permitted Use in the A-Agricultural Zoning District for property briefly described as Lot 7 EXC TR & FRA 14.08 acres in the SW ¼ of section 18 of Oxford township, generally located at 6776 Jungletown Road, Oxford Junction. More specifically, the request is for continued use of an existing private campground. 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 or verbal comments received.

Michael Ahrendsen discussed purchasing the existing campground. He wanted to make sure he was following the rules and requirements, to keep using the campground as it has previously been used for several years.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:52 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 contract owner, Michael Ahrendsen and deed holder, Richard Henak, who have applied for a Special Permitted Use in the A-Agricultural Zoning District for property briefly described as Lot 7 EXC TR & FRA 14.08 acres

in the SW ¼ of section 18 of Oxford township, generally located at 6776 Jungletown Road, Oxford Junction. More specifically, the request was for continued use of an existing private campground.

Roll call vote:

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.

The next meeting is scheduled for Tuesday, May 23, 2023 at 4:00 p.m.

Motion by Hinz seconded by Thomsen to adjourn at 5:02 p.m. All aye. Motion carried.