

Jones County Planning and Zoning Commission Meeting Minutes May 23, 2023 4:30 p.m.

Members present:

Tim Fay, Chairman
Kristina Doll
Keith Stamp
Janine Sulzner
Lowell Tiedt

Staff present:

Whitney Hein, Jones County Auditor on behalf of Sheralyn Schultz, Land Use Administrator

Visitors present:

Ned Rohwedder – Jones County Supervisor
Charlie Becker – Camp Courageous, Monticello
Jon Larson – Hall & Hall Engineers, Inc., Hiawatha
Paul Savage – 12525 190th St., Monticello
Bob Null – 19448 233rd Ave., Monticello
Phil Hanken – 12521 190th St., Monticello

Fay called the meeting to order at 3:30 p.m.

Motion by Tiedt seconded by Stamp to approve the agenda to the meeting. All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for the April 27, 2023 meeting. All aye. Motion carried.

Motion by Tiedt seconded by Doll to open the public hearing at 4:30 p.m to rezone parcels 03-31-400-010, 03-32-300-006 and 03-32-300-007 in Sections 31 and 32 of Richland Township from the A-Agricultural District to the PD-Planned Development District. The reason for the request is that the existing infrastructure, amenities, and overall use of the property better correspond with the Planned Development District and will allow for possible future development. All aye. Motion carried.

The application, aerial map, and written report that were sent to the Commission and the certified letters were sent to adjacent landowners. There were no written or verbal comments received on the application. The owner received a copy of the written report. Paul Savage started by asking why the property was not re-zoned several years ago as the property has been used as a camp for several decades. Jon Larson and Charlie Becker discussed the future plans for the above-mentioned parcels. They potentially can see this property being used more as a recreational area and expand on the current recreational activities offered there by adding a gymnasium and horse barn. Phil Hanken commented on housing which is more directly related to the following public hearing. Savage voiced concerns about the additional traffic which might be created and asked if it makes more sense to have housing developed on this property as it would be situated further off the road when compared to the property owned on the south side of 190th. Becker stated that the camp tries to be good neighbors by making sure that the

lighting is not too bright and disturbing to others around them. Some Commission members did state that they have had lighting complaints stemming from parking lot lights being on all night. The Commission discussed a potential contract of planned development on the parcels.

Motion by Sulzner seconded by Tiedt to close the public hearing at 5:02 p.m. All aye. Motion carried.

Motion by Sulzner seconded by Stamp to suspend action on the rezoning of parcels 03-31-400-010, 03-32-300-006 and 03-32-300-007 in Sections 31 and 32 of Richland Township from the A-Agricultural District to the PD-Planned Development District until after next public hearing. All aye. Motion carried.

Motion by Stamp seconded by Tiedt to open the public hearing at 5:03 p.m. to rezone parcel 07-06-100-007, generally located at 12645 190th St., Scotch Grove, in Section 6 of Scotch Grove Township from the A-Agricultural District to the PD-Planned Development District. The reason for the request is to allow for the construction of duplexes that will be used for employee housing. All aye. Motion carried.

The application, aerial map, and written report that were sent to the Commission and the certified letters were sent to adjacent landowners. There were no written or verbal comments received on the application. The owner received a copy of the written report. Discussion started by Larson explaining the most immediate construction would be one duplex unit, but a master plan was created to show the full potential of the lot which would be six total duplexes with a u-shaped driveway. Permits have been obtained from Secondary Roads for these road accesses. The Commission questioned as to why the foundation has already been poured for the first duplex. Becker stated that there was miscommunication between the builder and Camp Courageous and that it was assumed building permits were taken care of. Bob Null commented on the septic system and is worried about the number of structures in such a small area using one septic system. Larson commented that DNR permits would be obtained and that they would follow all rules and regulations put forth by the DNR. Savage and Null commented on the number of staff living in the proposed duplexes. The Commission discussed density requirements and the number of dwelling units per acre per the Jones County Zoning Ordinance.

Motion by Stamp seconded by Tiedt to close the public hearing at 5:29 p.m. All aye. Motion carried.

Motion by Stamp seconded by Sulzner to recommend approval to the Board of Supervisors to rezone parcel 07-06-100-007 from the A-Agricultural District to the PD- Planned Development District under a contractual development agreement with the following conditions:

1. Initial agreement length shall be for a time period of ten (10) years.
2. Property will be restricted to residential purposes only.
3. Total number of new dwellings will be restricted to six duplexes for a total of twelve units.
4. Use of the planned development area must be defined in contract. (e.g.: site plan)

Roll call vote:

Tiedt – Aye

Sulzner – Aye

Stamp – Aye

Doll - Aye

Fay – Aye

All aye. Motion carried.

Discussion amongst the Commission and property owners regarding a contract. Property owner or developer should be the one to provide a draft contract to the county for review.

Motion by Sulzner seconded by Stamp to recommend approval to the Board of Supervisors to rezone parcels 03-31-400-010, 03-32-300-006 and 03-32-300-007 from the A-Agricultural District to the PD-Planned Development District under a contractual development agreement with the following conditions:

1. Initial agreement length shall be for a time period of ten (10) years.
2. Property will be restricted to recreational purposes only.
3. No new residential dwellings may be built. Existing dwellings, cabins, and lodging may be utilized for staffing purposes.
4. No overnight lighting of parking lots.
5. No sound system/speaker use at the baseball field and zip line course after 8:30 P.M.

Roll call vote:

Tiedt – Aye

Sulzner – Aye

Stamp – Aye

Doll - Aye

Fay – Aye

All aye. Motion carried.

The Commission briefly discussed the Comprehensive Land Use Plan going before the Board of Supervisors on June 20, 2023.

Next meeting, will be Tuesday, June 13, 2023 at 4:30 p.m. The Chairman stated that the meeting may need moved to 4:00 p.m. due to a conflict.

Motion by Stamp seconded by Tiedt to adjourn at 5:59 p.m.