

Members present:

Tim Fay, Chairman
Keith Stamp
Janine Sulzner
Lowell Tiedt

Members absent:

Kris Doll

Staff present:

Sheralyn Schultz, Land Use Administrator

Visitors present:

Charlie Becker – Camp Courageous, Monticello
Jon Larson – Hall & Hall Engineers, Inc., Hiawatha
Jeff Pitlik – 17958 Green Rd, Anamosa
Cory Mohr – 4782 Co. Rd. E-17, Onslow
Kaitlyn Ryan – 12635 190th St., Monticello
Sheri Lampe – 12081 190th St., Monticello
Craig Lampe – 12081 190th St., Monticello
Nancy Mulford – 456 Chamber, Anamosa
Sherrie Thurston – 17804 Landis Rd., Anamosa

Fay called the meeting to order at 4:05 p.m.

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

Motion by Tiedt seconded by Sulzner to approve the meeting minutes for the May 23, 2023 meeting. All aye. Motion carried.

The Commission reviewed the Camp Courageous Contractual Development Agreement draft 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 Zoning District to the PD-Planned Development Zoning District.

Jon Larson explained that discussion at the last meeting was around recreational purposes only. However, they added “camper lodging” to the agreement for possible future development. Charlie Becker added that potentially he would like to add camper cabins for older adults with disabilities as well.

Parking lot lights and sound system/speaker usage were discussed. Larson commented that the existing baseball field parking lot lights do comply with the Jones County lighting ordinance. He stated that none of the lights trespass onto any neighbor’s property. Sulzner commented that she visited the property on June 7, around 9 p.m. and the neighbor’s lights were brighter than the parking lot lights. Tim Fay recommended to Becker that during the winter months, when Camp Courageous doesn’t see much traffic, to shut the parking lot lights off overnight. The Commission questioned Becker about not including “no sound system/speaker use at the baseball field and zip line course after 8:30 p.m.” to the agreement. Becker commented that he didn’t want to be tied down to that timeframe. Kaitlyn Ryan commented that generally, the campers are in bed by 8:30 p.m., with the exception of limited special

activities that may last until 9 or 9:30 pm., that would include a bonfire and music. She stated that even then, the noise is minimal.

Motion by Sulzner seconded by Tiedt to recommend approval of the Developer's Contractual Development Agreement for parcels 03-31-400-010, 03-32-300-006 and 03-32-300-007 in sections 31 and 32 of Richland Township.

Roll call vote:

Tiedt – Aye

Sulzner – Aye

Fay – Aye

All aye. Motion carried.

The Commission reviewed the Camp Courageous Contractual Development Agreement draft to rezone parcel 07-06-100-007 in Section 6 of Scotch Grove Township from the A-Agricultural District to the PD-Planned Development District.

Discussion took place and it was decided the agreement met all the conditions previously suggested by the commission.

Motion by Sulzner seconded by Tiedt to recommend approval of the Developer's Contractual Development Agreement for parcel 07-06-100-007 in section 6 of Scotch Grove township.

Roll call vote:

Tiedt – Aye

Sulzner – Aye

Fay – Aye

All aye. Motion carried.

The Land Use Administrator informed the Commission and visitors of the next steps, stating that the recommendations and agreements will be presented to the Board of Supervisors June 20, 2023. Public hearing notices will then need to be published in the local newspapers with a potential public hearing date of July 11, 2023.

The Commission briefly discussed the Comprehensive Land Use Plan. Sherrie Thurston questioned some of the text in the proposed plan and where the information was obtained from. She stated that she has worked on legal documents in the past and would like to see some of the wording changed as well.

Commission member Keith Stamp arrived at 4:27 p.m.

The Land Use Administrator commented that this Comprehensive Land Use Plan has been in the works for almost three years. There have been several public hearings for public comment and several changes have been made throughout this process. Fay informed Thurston that this plan is a general guide for future development, and nothing legally binding. The commission agreed that it's time to move forward with the plan. Stamp suggested Thurston leave her written concerns with the Land Use Administrator to put on file. The Land Use Administrator reminded the Commission that the proposed plan will go before the Board of Supervisors for the purpose of adoption on June 20, 2023.

The next meeting, if needed, will be Tuesday, July 11, 2023 at 4:30 p.m.

Motion by Tiedt seconded by Stamp to adjourn at 4:48 p.m.