

Members present:

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

Staff present:

Sheralyn Schultz, Land Use Administrator

Visitors present:

Ned Rohwedder – Jones County Supervisor
Brenda Phelps – 23002 150th Ave., Monticello
Lisa Stark – 23196 150th Ave., Monticello
Ed Mulligan – 16107 80th St., Olin

Fay called the meeting to order at 4:04 p.m.

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

One name spelling correction will be made in the June 13, 2023 minutes. Motion by Tiedt seconded by Stamp to approve the amended June 13, 2023 meeting minutes. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to open the public hearing at 4:08 p.m for owners Lisa and Michael Stark (Lisa Tuetken Stark), to rezone part of the SW ¼ SW ¼ containing 23.37 acres, Parcel 2011-01 and Parcel 95-72, all located in Section 11, in Lovell Township, located near 23196 150th Ave., Monticello, from the A-Agricultural District to the R-Residential District. The reason for the request is to allow a possible future split in accordance with the Jones County Subdivision Ordinance. All aye. Motion carried.

Commission member Kris Doll arrived at 4:09 p.m.

The Land Use Administrator stated that the application, aerial map, and written report were sent to the Commission and the certified letters were sent to all adjacent landowners. There were no written comments received on the application. The owner received a copy of the written report. The Land Use Administrator mentioned she had spoken to a neighbor with concerns regarding possible future development on the 23.37-acre parcel and an existing easement located on their property.

Lisa Stark started off by discussing her intentions for wanting the parcels re-zoned. She explained the reason she is requesting this is to allow the largest parcel to be split into two parcels in the future, to allow her to sell part of the parcel, and keep the remaining portion that contains two ponds, as it serves as an extension of her yard. She expressed that she has no intension of developing on the land, but also knows she has no control over what happens in the future, if she were to sell it. However, she stated she does have an interested buyer, who has expressed interest in continuing to farm the land.

Brenda Phelps asked about the possibility of future development as well, and what steps would need to be taken before that would be approved. The Commission explained that for that to happen, there would be several steps that would need to happen first, including filing applications, public hearings, recommendations by the Commission and final approval by the Board of Supervisors.

The Commission, Land Use Administrator and Stark discussed the surrounding properties and the proximity of the land to the City of Monticello. It was mentioned that most of the neighboring properties were already zoned Residential, so it made sense that this could be zoned Residential, as well.

Motion by Stamp seconded by Tiedt to close the public hearing at 4:19 p.m. All aye. Motion carried.

Motion by Tiedt seconded by Stamp to recommend approval to the Board of Supervisors to rezone part of the SW ¼ SW ¼ containing 23.37 acres, Parcel 2011-01 and Parcel 95-72, from the A-Agricultural District to the R-Residential District.

Roll call vote:

Tiedt – Aye

Sulzner – Aye

Stamp – Aye

Doll - Aye

Fay – Aye

All aye. Motion carried.

Motion by Tiedt seconded by Stamp to appoint Tim Fay as the Chairperson for the Planning and Zoning Commission for 2023-2024. All aye. Motion carried.

Motion by Tiedt seconded by Sulzner to approve and adopt the Planning & Zoning Commission Administrative rules for 2023. All aye. Motion carried.

The Commission discussed general land use matters. No action was taken.

The next meeting, if needed, will be Tuesday, August 8, 2023, at 4:30 p.m. Deadline for that meeting is July 19, 2023.

Motion by Tiedt seconded by Stamp to adjourn at 4:40 p.m. All aye. Motion carried.