

Jones County Board of Adjustment

Meeting Minutes

October 17, 2023, at 4:00 p.m.

Members present:

Cindy Hall, Chairperson
Paul Thomsen
John Hinz

Members absent:

Catherine Davies
Stan Reiter

Staff present:

Whitney Hein – Land Use Office

Visitors present:

Cliff Baker – 21869 County Rd E-34, Anamosa
Steve Zeets – 2690 Copper Dr., Marion
Rhonda Michels – 21102 131st St., Anamosa
Debbie Toenjjes – 15701 Hwy 151, Monticello
Dan and Judy Lubben – 2720 Copper Dr., Marion

Chairperson Cindy Hall called the meeting to order at 4:00 p.m.

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 September 19, 2023, meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Hinz to open the public hearing at 4:01 p.m. for a request for a Special Permitted Use for owners, Colin A & Carol Stiffler and Stiffler Brothers LLC, and applicants, Dan & Judy Lubben, for property described as part of the NW¼ SE¼ containing 5.53 acres located in Section 36 of Cass Township, located near 13504 Highway 151, Anamosa. The request for the Special Permitted Use is to allow construction of a winery within the C1-Commercial District contingent upon a rezoning request.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. The owner and applicants also received a copy of the written report. All adjoining landowner letters were sent, and delivery of letters was confirmed for all landowners except for one. The red zoning sign was posted as required. No written or verbal comments were received.

The applicants were present to discuss the project. There will be a commercial septic and public well installed. They are working with the Iowa Department of Transportation to install Type B lanes both northbound and southbound for turning traffic. Thomsen asked if this could be compared to Tycoga Winery located along US Hwy 61 near DeWitt. The Board of Adjustment questioned the sight distance for turning traffic.

There were not any adjacent property owners present to discuss the application. Michels and Toenjes are local residents excited about the project.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:07 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place. Thomsen stated he saw no issue with approving the use once the re-zoning application is completed.

Motion by Thomsen seconded by Hinz to approve the Special Permitted Use for owners, Colin A & Carol Stiffler and Stiffler Brothers LLC, and applicants, Dan & Judy Lubben, for property described as part of the NW¼ SE¼ containing 5.53 acres located in Section 36 of Cass Township, located near 13504 Highway 151, Anamosa. The approval for the Special Permitted Use is to allow construction of a winery within the C1-Commercial District contingent upon a rezoning request.

Roll call vote:

Thomsen – aye

Hinz – 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 4:08 p.m. for owner, Clifford Baker who has applied for a Special Permitted Use in the R-Residential District for property in the NW¼ NW¼ of Section 15 of Fairview Township generally located near 21869 County Rd E-34, Anamosa. More specifically, the proposal is to request an auxiliary dwelling unit with access from Forest Chapel Rd subject to Article XI of the Jones County Zoning Ordinance.

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 delivery of letters was confirmed for all landowners. The red zoning sign was posted as required. No written or verbal comments were received.

The owner was present to discuss the application. There were no adjacent landowners present. The Board confirmed there will be a separate septic system and a shared well for this auxiliary dwelling. The

20' x 36' (720 sq. feet) structure will be located on a slab with 48" footings. It was reminded that if at some point the owner's wife's grandmother no longer resided in the structure, only family members are allowed to occupy the structure (2 members maximum). Baker acknowledges the restriction.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:12 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Hinz seconded by Thomsen to approve the Special Permitted Use in the R-Residential District for owner Clifford Baker, for property in the NW¼ NW¼ of Section 15 of Fairview Township generally located near 21869 County Rd E-34, Anamosa. More specifically, the proposal is to request an auxiliary dwelling unit with access from Forest Chapel Rd subject to Article XI of the Jones County Zoning Ordinance.

Roll call vote:

Thomsen – aye

Hinz – 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, November 21, 2023, at 4:00 p.m.

Motion by Hinz seconded by Thomsen to adjourn at 4:17 p.m. All aye. Motion carried.