

Jones County Board of Adjustment

Meeting Minutes

November 21, 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:

Patty Manuel – 12013 Co Rd E45, Olin
Gary Rix – 722 Kaitlynn Ave., Anamosa
Jane Ann Rix – 722 Kaitlynn Ave., Anamosa
Brent Martens – 434 Umbrella Rd., Walnut, IA
Abby Martens -434 Umbrella Rd., Walnut, IA
August Ward – 851 Southgate Dr., Freeburg, IL
Steve Ward – 15 Park Place, Swansen, IL
Jon Zirkelbach – 12005 Edinburgh Rd., Center Junction, IA

Chairperson Cindy Hall called the meeting to order at 4:06 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 October 17, 2023, meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Hinz to open the public hearing at 4:07 p.m. for owners Brent and Abigail Martens, who have applied for a variance in the A-Agricultural Zoning District for property in the SE ¼ SW ¼ of Section 5 of Hale Township, generally located at 6252 118th Ave., Olin IA. More specifically, the variance is to request re-establishment of a residential use after more than one year has passed, subject to Section 2 of Article VI, Non-Conforming Uses within 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 owners of the property explained the process that they went through to purchase the property and that it was portrayed as a buildable lot by the realtor and appraiser. The adjacent landowners that were present voiced that they are in favor of a new home being built at this location as they feel it would help clean up the property.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:16 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Thomsen seconded by Hinz to approve the variance request for owners Brent and Abigail Martens, who have applied for a variance in the A-Agricultural Zoning District for property in the SE ¼ SW ¼ of Section 5 of Hale Township, generally located at 6252 118th Ave., Olin IA. More specifically, the variance is to request re-establishment of a residential use after more than one year has passed, subject to Section 2 of Article VI, Non-Conforming Uses within 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.

Motion by Hinz seconded by Thomsen to open the public hearing at 4:19 p.m. for applicant TowerCo LLC, c/o Ward Development Services and owners Keith and Connie Christensen who have applied for a Special Permitted Use for a parcel briefly described as NW ¼ SW ¼ W of RR containing 13 acres (parcel 11-04-301-001) in Section 4 of Madison Township. The Special Use Permit is to request a 307' T-Mobile wireless communication tower according to Article XIV Communication Tower Requirements within 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 and applicant 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 and applicant did discuss the new tower proposal and indicated that this tower would be replacing the existing tower in Center Junction. The Board of Adjustment did ask about the FAA painting and lighting rules versus the county ordinance.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:28 p.m. All aye. Motion carried.

Discussion by the Board of Adjustment took place.

Motion by Hinz seconded by Thomsen to approve the Special Use Permit for applicant TowerCo LLC, c/o Ward Development Services and owners Keith and Connie Christensen who have applied for a Special Permitted Use for a parcel briefly described as NW ¼ SW ¼ W of RR containing 13 acres (parcel 11-04-301-001) in Section 4 of Madison Township. The Special Use Permit is to request a 307' T-Mobile wireless communication tower according to Article XIV Communication Tower Requirements within the Jones County Zoning Ordinance and to include that the painting and lighting requirements should follow FAA guidelines.

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, December 19, 2023, at 4:00 p.m.

Motion by Hinz seconded by Thomsen to adjourn at 4:33 p.m. All aye. Motion carried.