

Jones County Board of Adjustment

Meeting Minutes

February 20, 2024, at 4:00 p.m.

Members present:

Cindy Hall, Chairperson
Paul Thomsen
John Hinz
Stan Reiter
Roger Kistler

Staff present:

Whitney Hein – Jones County Auditor
Whitney Amos – Land Use Administrator

Visitors present:

Mark & Karen Hosch- Owner
Darrin & Jennifer Moore- Owner
Randall Rattenborg- Surveyor
Joshua & Heather Cigrand- Owner

Chairperson Cindy Hall called the meeting to order at 3:59 p.m. Introductions of the Board and visitors took place.

Motion by Thomsen seconded by Hinz to approve the agenda. All aye. Motion carried.

Motion by Hinz seconded by Thomsen to approve the January 16, 2024, meeting minutes. All aye. Motion carried.

Motion by Reiter seconded by Hinz to open the public hearing at 4:00 p.m. for owners Mark and Karen Hosch, who have applied for a Special Permitted Use for an Auxiliary Dwelling located on their property within the A-Agricultural zoning district described as SW ¼ NE ¼ excepting East 33' of NE 1/4,(parcel 04-11-200-003) in Section 11 of Washington Township generally located at 2473 County Rd D61, Bernard. More specifically, the proposal is to request an auxiliary dwelling in an existing building, for their daughter to utilize. All aye. Motion carried.

Amos noted the Board received copies of the application, aerial map, and written report. The owner also received a copy of the written report as required. Amos noted the adjacent landowner certified letter was received. No written or verbal comments were received on the application.

Mark Hosch stated that they stopped milking two years ago and that their office in one of their buildings had been sitting empty. They are wanting to renovate the space into living quarters so that their daughter and her husband could live there.

Hall reminded them that only family members will be able to live there and only two members of the family at one time.

There was mention of the septic systems. Hosch advised that everything had been established previously while they were running a farm, so the septic system will not be an issue.

Motion by Reiter seconded by Kistler to close the public hearing at 4:05 p.m. All aye. Motion carried.

Motion by Thomsen seconded by Hinz to approve the Special Permitted Use application for owners, Mark & Karen Hosch for an auxiliary dwelling located at 1473 County Rd D61, Bernard.

Roll call vote:

Cindy Hall- Aye

Paul Thomsen- Aye

John Hinz- Aye

Stan Reiter- Aye

Roger Kisler- Aye

All aye. Motion carried.

The application is approved. The Land Use Administrator will issue the approval to the owner. The red zoning sign has been returned.

Motion by Hinz seconded by Thomsen to open the public hearing at 4:06 p.m. for owners Joshua and Heather Cigrand along with applicant Randall L. Rattenborg of Burrington Group who has applied for a Variance in the A-Agricultural zoning district for properties in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34 of Richland Township, generally located at 18991 & 19009 Dales Ford Rd, Scotch Grove. More specifically, the variance request is to change existing legal descriptions of two existing parcels which do not meet the criteria within the A-Agricultural zoning district. All aye. Motion carried.

Amos noted the Board received copies of the application, aerial map, and written report. The owner and applicant also received a copy of the written report as required. Amos noted that all but two of the adjacent landowners had received the certified letters. No written or verbal comments were received on the application.

Joshua Cigrand advised that currently how the boundary line stands that the property line goes right through their son's bedroom. He stated that the property is mostly timber and that both homes were built in the 1970's with little to no consideration to boundary lines. Rattenborg stated when he went to survey the properties that the boundary lines on Beacon are not correct, leaving both houses on one

parcel. Rattenborg went on to say that the way that both properties have been used a boundary line adjustment would not be conducive to these specific properties.

There was some discussion from Kistler as the meaning of residential use versus residential zoning. Kistler felt that this should be approved for residential use.

There was much discussion about the layout of the new property lines. Hall asked what the reasoning was from one parcel going from five acres to two acres, and the other parcel going from five acres to eight acres. Rattenborg stated that the boundary lines can be moved and that this was just a draft. Reiter mentioned that there needed to be consideration as to how wide the lot would be and if there would be room to build an outdoor building and be able to meet setbacks for future use. Reiter believes that if the variance was approved it would need to stay as close to the layout and acreage as the parcel is now.

Motion by Reiter seconded by Hinz to close the public hearing at 4:33 p.m. All aye. Motion carried.

Hall commented that she was uncomfortable with changing the footprint of the parcels.

Hein reminded the Board of the three-part standard that would need to be met. Hall did read the three-part standard to the board. Reiter stated that if the variance was approved it would need to have restrictions such as 30 Ft. minimum from the house and the parcel size needs to stay similar.

Amos advised the Board that this was suggested with the discussion of the boundary line adjustment and what the Board would be approving would be what Amos had already proposed to the owners and applicant.

Motion by Kistler to approve the application. Motion died for a lack of a second.

Motion by Reiter seconded by Hinz to deny the Variance application for owners Joshua and Heather Cigrand and applicant Randall L. Rattenborg of Burrington Group who requested to change the existing parcel legal descriptions of two existing parcels located at 18991 & 19009 Dales Ford Rd, Scotch Grove. With the denial they recommend applying for a boundary line correction. Reason for the denial is that this does not meet the three-part standard as with this variance it will substantially alter the character of the locality (size of parcel, character, intensity of use, height, etc.).

Roll call vote:

Cindy Hall- Aye

Paul Thomsen- Nay

John Hinz-Aye

Stan Reiter-Aye

Roger Kisler-Nay

Motion carried. 3-2

The application is denied. The Land Use Administrator will issue the denial to the owner and applicant. The red zoning sign has not been returned.

Motion by Reiter seconded by Kistler to open the public hearing at 4:45 p.m. for owners Darrin & Jennifer Moore who have applied for a Special Permitted Use for an Auxiliary Dwelling located on their property within the R-Residential zoning district. The parcels generally described as a portion of Government Lot 4 (parcel 10-19-100-004) in Section 19 of Jackson Township generally located at 18752 Landis Rd, Anamosa. More specifically they are requesting for an existing seasonal dwelling to be utilized as an auxiliary dwelling for the brother to live in.

Amos noted the Board received copies of the application, aerial map, and written report. The owner also received a copy of the written report as required. Amos noted the adjacent landowner certified letter was received. There was one written comment from a neighbor advising that they were okay with the application. No verbal comments were received on the application.

Moore advised that they were aware of the ordinance and only members of the family would be able to utilize the auxiliary dwelling.

Motion by Thomsen seconded by Kistler to close the public hearing at 4:47p.m. All aye. Motion carried. Motion by Thomsen seconded by Kistler to approve the Special Permitted Use application for owners, Darrin & Jennifer Moore who have applied for a Special Permitted Use for an auxiliary dwelling located at 18752 Landis Rd, Anamosa.

Roll call vote:

Cindy Hall-Aye

Paul Thomsen- Aye

John Hinz- Aye

Stan Reiter- Aye

Roger Kisler- Aye

All aye. Motion carried.

The application is approved. The Land Use Administrator will issue the approval to the owner. The red zoning sign has been returned.

The next meeting is scheduled for Tuesday, March 19, 2024, at 4:00 p.m. Application deadline is Wednesday, February 28, 2024.

Motion by Reiter seconded by Hinz to adjourn at 4:49 p.m. All aye. Motion carried.