

**JONES COUNTY
PLANNING & ZONING COMMISSION
MONDAY, MARCH 4, 2024 4:30 P.M.
BOARD ROOM, JONES COUNTY COURTHOUSE**

- 4:30 p.m.**
- Call meeting to order, approve agenda, and February 13, 2024 meeting minutes.
 - Discuss pipeline ordinance as requested by the Board of Supervisors. Possible action.
 - Next meeting, April 9, 2024. Application deadline is Wednesday March 20, 2024.
 - Adjourn

Jones County Planning and Zoning Commission Meeting Minutes February 13, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Kris Doll
Janine Sulzner

Members Absent:

Lowell Teidt

Staff present:

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

Visitors present:

Kristofer Lyons- County Attorney
Mary Melchert- Visitor
Randy Williams- Surveyor
Jon Zirkelbach- Supervisor

Chairperson Fay called the meeting to order at 4:27p.m.

Request to change the agenda to discuss the pipeline ordinance first then move on to the public hearing.

Motion by Sulzner seconded by Stamp to approve the change to the agenda for the meeting. All aye.
Motion carried.

Motion by Sulzner seconded by Stamp to approve the meeting minutes for the January 16, 2024, meeting.
All aye. Motion carried.

There was discussion with the County Attorney, Kristofer Lyons, in regards to the pipeline ordinance. Lyons did say that as of right now no plans by any pipeline company are to include Jones County in their project. However, if a pipeline company does include Jones County in their project, by having a pipeline ordinance it is inevitable that there will be a lawsuit. The biggest reason for the lawsuits is that right now the pipeline companies are saying that this is unconstitutional and that it is not up to state or county ordinances, but the utility boards.

There was much discussion about setbacks as that seems to be the overall consensus between commission members and the Board of Supervisors. It was proposed of either a ¼ mile or ½ mile set back around all occupied structures within the county, excluding incorporated cities. It was requested to see if Kristi Aitchison (GIS) could possibly construct two maps of Jones County with ¼ mile bubbles around all occupied structures and the other map with ½ mile bubbles around all occupied structures. This could determine the appropriate setback to see if a pipeline could still be constructed within the county.

It was determined that this would be discussed again next month so the Commission could look at the maps to determine if any decisions could be made regarding setbacks.

Motion by Sulzner seconded Doll to open the public hearing at 4:56 p.m. on the preliminary and final plat for owner Roger Stephen a subdivision containing one lot located in the northwest corner of Section 34 in Lovell Township, calling this Brad Stephen's Third Addition.

The Land Use Administrator discussed the packets including the subdivision application, the preliminary and final plats provided by the owner, along with information from other county departments.

The Commission reviewed the Land Use Administrator's report which included the following:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There is not two public access points, however there are two proposed common access easements.
 - The proposed easement will be a 60'x75' located on the NW corner of this two-acre section.
 - The second proposed easement will be 60'x200.36' running along the eastern part of this two-acre section from Pontiac Drive.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - If more than one acre is disturbed a Storm Water Pollution Prevention Plan will be required to be submitted.
- Variance to Section 5. of Article VII, A soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
 - Per Jones County District Soil Conservationist a soil erosion plan must be submitted before any land disturbing activity.

Randy Williams was present on behalf of Roger Stephens; Randy stated the intent for this subdivision is to put a veterinary hospital there. The property currently has water running to it just not sewer. Initially there was discussion that the City of Monticello would annex this area, but the cost of sewer was going to be quite expensive, so they decided to keep it within the county. They will be putting in a septic system and Trevor Dickenson has been hired to do so.

Williams advised that the street (Pontiac Dr.) would come up to the end of the parcel for access.

Motion by Stamp seconded by Sulzner to close the public hearing at 5:02 p.m. All aye. Motion carried.

Motion by Sulzner seconded by Stamp to recommend approval of Brad Stephen's Third Addition to the Board of Supervisors including the variances noted above.

Roll call vote:

Tim Fay- Aye
Keith Stamp-Aye
Kris Doll-Aye
Janine Sulzner-Aye

All Aye. Motion carried.

Next meeting, will be Monday March 4, 2024, at 4:30 p.m.

Motion by Stamp seconded by Doll to adjourn at 5:05p.m.
All aye. Motion carried.