

## **Jones County Board of Adjustment**

### **Meeting Minutes**

**March 19, 2024, at 4:00 p.m.**

#### Members present:

Cindy Hall, Chairperson  
Paul Thomsen  
John Hinz  
Roger Kistler

#### Members Absent:

Stan Reiter

#### Staff present:

Whitney Amos – Land Use Administrator

#### Visitors present:

Cory VanFossen  
Brad VanFossen  
Cory & Stacey Mohr

Chairperson Cindy Hall called the meeting to order at 4:01p.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 Kistler to approve the February 20, 2024 meeting minutes. All aye. Motion carried.

Motion by Kistler seconded by Thomsen to open the public hearing at 4:02 p.m. for owner BYMB LLC along with applicants Cory and Stacey Mohr, who have applied for a Special Permitted Use for an Auxiliary Dwelling located on their property within the A-Agricultural zoning district described as NE SE Exc Cemetery & Exc Parcel 2007-158, (parcel 08-17-400-009) in Section 17 of Clay Township generally located at 5232 County Road E17, Onslow. More specifically, the proposal is to request the current residence as an auxiliary residence for parents to live in after owners construct a new residence as a primary residence.

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 letters were received. No written or verbal comments were received on the application.

Hall asked the Mohr's when they plan on starting construction. The Mohr's advised that they plan on starting construction of their new building within the next month. Hinz confirmed that the new well and septic will need to be separate from the existing residence. Mohr's confirmed that everything will be separate from the existing house, and nothing will be shared. Kistler inquired about the existing driveway. Mohr's stated that they will be using the existing drive. Previously there was a trailer house sitting on the property that utilized that drive and address. They will keep the same driveway and address number for the new residence.

Motion by Thomsen seconded by Hinz to close the public hearing at 4:04 p.m. All aye. Motion carried.

Motion by Hinz seconded by Thomsen to approve the Special Permitted Use application for owners, BYMB LLC and applicants Cory and Stacey Mohr for an auxiliary dwelling located at 5232 Country Rd E17, Onslow.

Roll call vote:

Cindy Hall- aye

Paul Thomsen- aye

John Hinz- aye

Roger Kistler- 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 not been returned. The Mohr's advised they will bring the red zoning sign in tomorrow.

Motion by Hinz seconded by Kistler to open the public hearing at 4:05 p.m. for owner Nancy M.H. Atwater Trust along with applicant Kirk Atwater, Katwater Transport, who have applied for a Special Permitted Use for constructing a building located within the A-Agricultural zoning district described as parcel 2022-71 in NE 1/4 SW 1/4 (parcel 06-12-300-008) in Section 12 of Wayne Township generally located at 13534 170th Street, Monticello. More specifically, the proposal is to request the construction of a 50x90 farm and truck shop to be used for a local agriculturally based trucking company.

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 one of the adjacent landowners had received the certified letters. No written or verbal comments were received on the application.

No representatives were in attendance on behalf of the owner or applicant. Hall stated that she had driven to the property on March 1<sup>st</sup>, then there was only a concrete slab. However, Hinz and Kistler advised they were out there on March 18<sup>th</sup> and the building was constructed and appeared to be almost complete. There was discussion of possibly the requirement of a commercial septic. Amos advised the Board that Environmental Health was requiring a septic permit for a bathroom and sink prior to

construction. To Amos's knowledge that permit had not been issued, however she would need to verify with Environmental Health.

There was question if the applicant was advised to stop building or not construct the building until the application was approved. Amos stated that she had not spoken to Atwater but believed that he was told that the application must be approved before construction commences.

Thomsen would like for Amos to consult with the County Attorney as to what needs to be done in regards of constructing this building without approval.

Hall stated this application should be tabled until Amos can speak with the County Attorney.

Motion by Thomsen seconded by Kistler to close the public hearing at 4:13 p.m. All aye. Motion carried.

Motion by Hinz seconded by Thomsen to table the Special Permitted Use application for owners, Nancy M.H. Atwater Trust & Kirk Atwater, Katwater Transport, for a truck shop located at 13534 170th Street, Monticello until Amos can consult with the County Attorney.

Roll call vote:

Cindy Hall- aye

Paul Thomsen- aye

John Hinz- aye

Roger Kistler- aye

All aye. Motion carried.

The application is tabled until the next meeting. The Land Use Administrator will issue a letter to the owner and applicant. The red zoning sign has not been returned.

Motion by Hinz seconded by Thomsen to open the public hearing at 4:15 p.m. for owners Cory and Misty Vanfossen, who have applied for a Special Permitted Use for an auxiliary dwelling located on their property within the A-Agricultural zoning district described as Catlett's 1st. Add Lot 1, (parcel 14-07-100-007) in Section 07 of Rome Township, generally located at 18632 55th St, Anamosa. More specifically, the proposal is for an existing auxiliary dwelling that is currently being utilized to come into compliance with the Jones County Zoning Ordinance.

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 verbal comments were received on the application.

VanFossens contacted the 911 Coordinator to get a separate address for the auxiliary unit. They have also been issued a septic permit for this residence according to Environmental Health. These were two requirements that have been met.

Motion by Thomsen seconded by Kistler to close the public hearing at 4:18 p.m. All aye. Motion carried.

Motion by Thomsen seconded by Hinz to approve the Special Permitted Use application for owners Cory and Misty Vanfossen, who have applied for a Special Permitted Use for an Auxiliary Dwelling located at 18632 55th St, Anamosa

Roll call vote:

Cindy Hall- aye

Paul Thomsen- aye

John Hinz- aye

Roger Kistler- 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, April 16, 2024, at 4:00 p.m. Application deadline is Wednesday, March 04, 2024.

Motion by Kistler seconded by Hinz to adjourn at 4:22 p.m. All aye. Motion carried.