

Jones County Planning and Zoning Commission Meeting Minutes May 14, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Kris Doll
Janine Sulzner
Lowell Tiedt

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Randy Caspers

Chairperson Fay called the meeting to order at 4:31 p.m.

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

Motion by Doll seconded by Tiedt to approve the meeting minutes for the April 9, 2024. All aye. Motion carried.

Motion by Stamp seconded by Tiedt to open the discussion at 4:32 p.m. for owners Ricky G & Virginia R Caspers, to subdivide Lot 13 of Wapsi Ridge 1st Addition, Section 15, of Fairview Township into a three-lot subdivision called Wapsi Ridge 2nd Addition. All Aye. Motion Carried.

Sulzner arrived at 4:33 p.m.

The Land Use Administrator discussed the packets with the final plats provided by the owner. Clearing up the confusion of lot#2. Currently there is a makeshift drive that goes through both lot #1 & lot #2. After speaking with Rick and Bill about this, they advised that the drive is currently there, however if lot #2 is to be sold there will be a new driveway installed and there will no longer be a drive that accesses lot#1 through lot #2.

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

- Variance to Section 6 of Article IV Location- subdivision is greater than ½ mile from a hard surface road. The entrance to the subdivision is .86 mile from the nearest hard surface road which is County Rd E34. The original subdivision was approved with it being greater than a ½ mile from a hard surface road because Forest Chapel Rd is a stabilized gravel surface.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no proposed interior streets.
 - Lot 1 appears to have an existing access from Rebel Dr. and appears to cross a small portion of Lot 2.
 - Lot 2 has direct access from Rebel Dr.
 - Lot 3 has access through an existing established trail across Lot 4 of Wapsi Ridge 1st Addition.
- 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 1 acre is disturbed a Storm Water Pollution Prevention Plan will be required.

Motion by Tiedt seconded by Stamp to close the discussion at 4:54 p.m. All aye. Motion Carried

Motion by Sulzner seconded by Tiedt to approve the final plat of Wapsi Ridge 2nd Addition subdivision with the listed variances.

Roll call Vote

Fay- aye

Stamp- aye

Doll- aye

Tiedt- aye

Sulzner- aye

All aye. Motion carried.

The Land Use Administrator provided a brief update on happening for zoning violations in the county.

Next meeting, will be Tuesday June 11, 2024, at 4:30 p.m. if need.

Motion by Stamp seconded by Tiedt to adjourn at 4:54 p.m.

All aye. Motion carried.