

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 12, 2024 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:30 p.m.**
- Call meeting to order, approve agenda. Approve meeting minutes from the October 9th & the October 22, 2024 meeting.

 - Public Hearing for owners Shaun and Valerie Lambertsen to rezone parcel 13-06-477-002 located in the NE ¼ of the NE ¼ of Section 7 and parcel 13-06-477-001 located in the SE ¼ of the SE ¼ in Section 6. Containing a total of 2.01 acres all of Greenfield Township, located at 24324 South St., Martelle, from the A-Agricultural District to the C1-Commercial District.

 - Action to make a recommendation to the Board of Supervisors for the rezoning application of owners Shaun and Valerie Lambertsen to rezone parcel 13-06-477-002 located in the NE ¼ of the NE ¼ of Section 7 and parcel 13-06-477-001 located in the SE ¼ of the SE ¼ in Section 6. Containing a total of 2.01 acres all of Greenfield Township, located at 24324 South St., Martelle, from the A-Agricultural District to the C1-Commercial District.

 - Discussion on data center ordinance.

 - Next meeting, December 10, 2024. Application deadline is Wednesday November 20, 2024.

 - Adjourn

Jones County Planning and Zoning Commission Meeting Minutes October 9, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Janine Sulzner
Lowell Tiedt
Kris Doll

Members absent:

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Chairperson Fay called the meeting to order at 5:30 p.m.

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

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for the September 10, 2024 meeting. All aye. Motion carried.

A work session was held to start the beginnings of a Data Center Facility Ordinance. There were many questions as far as types of structures, zoning districts, water usage, over all loudness, and tax revenue. It is apparent that a lot of research still needs to be done. It would be best to reconvene next month about this ordinance once questions are answered.

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

The next regular meeting will be Tuesday November 12, 2024, at 4:30 p.m. if needed.

Motion by Tiedt seconded by Doll to adjourn at 6.36 p.m.

All aye. Motion carried.

Jones County Planning and Zoning Commission Meeting Minutes October 22nd, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Janine Sulzner
Lowell Tiedt
Kris Doll

Members absent:

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Tom Novick
Ryan Barner
Brett Barner
Ned Rohwedder

Chairperson Fay called the meeting to order at 4:30 p.m.

Motion by Stamp seconded by Tiedt to approve the agenda for the meeting with an amendment to add a discussion on data centers. All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to open the public hearing at 4:31 for preliminary and final plat for owner Barner Inc., to subdivide the SE 1/4 of the SE 1/4 of Section 17 and School Lot 57 in the SW 1/4 of the SW 1/4 of section 16 all of Fairview Township. Calling this Barner Second Addition.

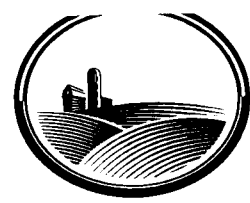
At 4:30 Doll arrived.

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

- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There is no proposed interior street. Therefore, there are no proposed 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.

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

Written Report of the Jones County Land Use Administrator Request to Amend the Jones County Zoning Map

Application from:	Shaunn & Valerie Lambertsen
For property located at:	24324 South St., Martelle
Brief legal description:	Area approx. 436' west, 570' north of SW ¼ NW ¼ of Section 34 of Lovell Township.
Parcel number:	13-06-477-002 13-06-477-001
Current Parcel size:	Approx. 2.01 Acres
Current Zoning District:	A-1 Agricultural
Proposed Zoning District:	C-1- Commercial
Purpose:	Rezone parcels from the A-1 Agricultural District to C-1 Commercial District.
Date application received:	October 22 nd , 2024
Applicable fee:	\$250 paid on October 22 nd , 2024
Planning and Zoning meeting date:	November 12 th , 2024
Notice published: (Article XXV-Section 5)	Week of October 28 th , 2024 (11-13 days' notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	October 24 th , 2024
Report mailed to Planning and Zoning Commission:(Article XXV-Section 7)	November 6 th , 2024
Report mailed to Applicant: (Article XXV-Section 7)	November 6 th , 2024

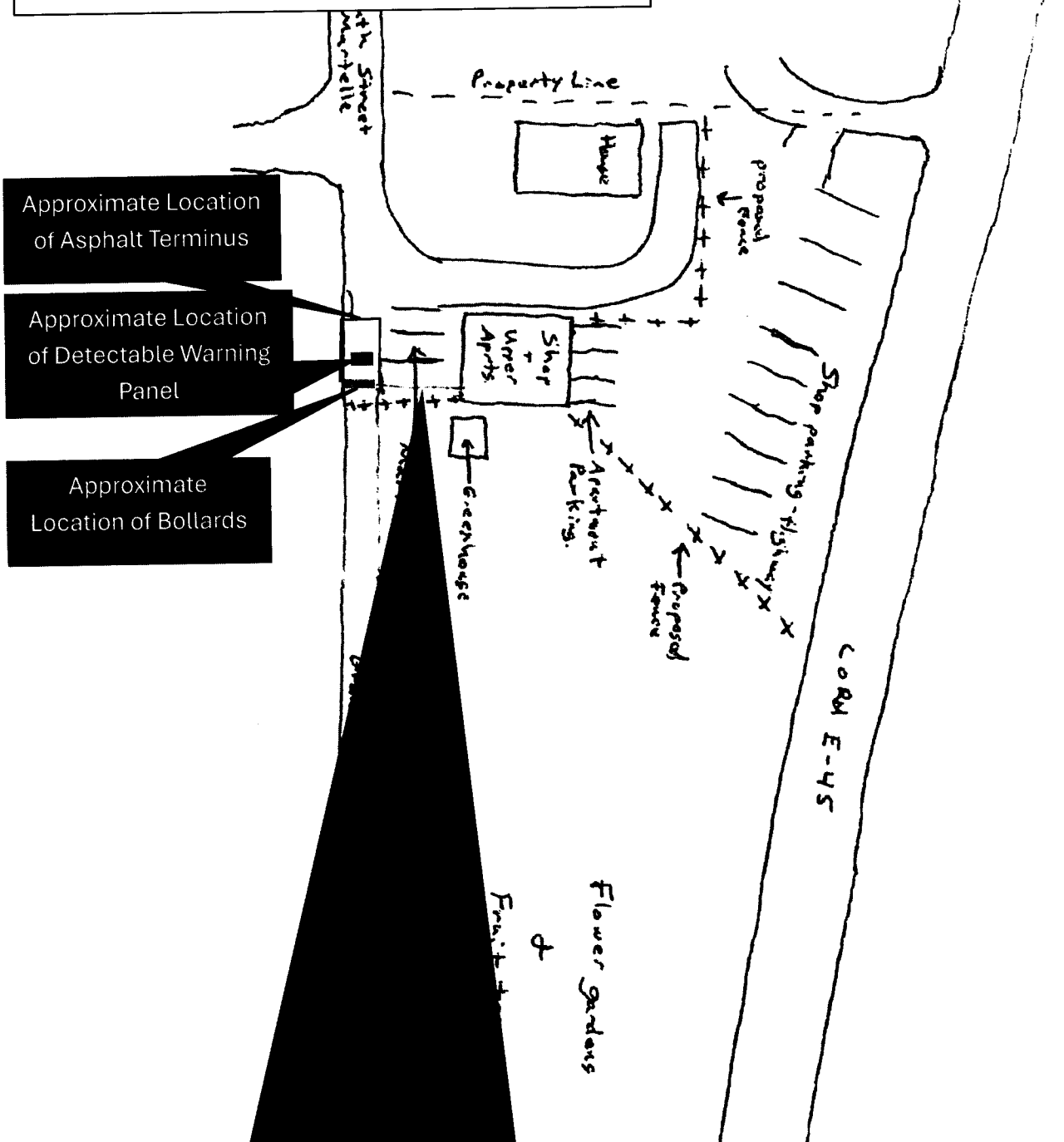
Copy of application and rezoning exhibit attached.

See pages 2, 3 and 4 for report.

<i>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
<p>Comments: <i>According to the 2023 Comprehensive Land Use Plan, a general goal of economic development is to allow appropriate commercial and industrial development. Commercial expansion should typically develop along major transportation routes and near municipalities where public services are readily available. As well as promote and allow appropriate commercial and industrial development to locate in the rural portion of the county at intersections of major transportation arterials only with appropriate access points through frontage roads, as well as in, adjacent to, or near urban areas.</i> <i>An objective to the Comprehensive Land Use Plan is to encourage use of conservation site design-concentrating uses while providing desirable open-spaces-for residential, commercial, planned mixed Use development.</i></p>	
<i>Minimal impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
<p>Comments: <i>At first glance it appears that the proposed business to sell local farm products could be exempt from zoning due to its agricultural definition withing the A-Agricultural District. However, with the addition of selling other products from local vendors and the two efficiency apartments above the store, it appears a change to C1-Commercial zoning would be needed.</i> <i>There are several adjacent commercial, agricultural, residential uses nearby, along with public uses as well. This section is being proposed to be rezoned to C1-Commercial property. With the stated business plan this seems to be a mixture of the nearby zoning.</i></p>	

Lambertsen Drawing Concerns

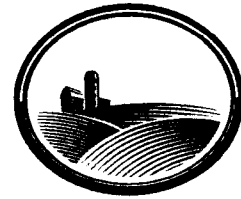
11/5/2024 Edited by Conservation Director (Page 1 of 2)



Concerns Regarding the South Parking Stalls Orientation

1. Parking stalls as drawn do not have access due to the trail/county property location
2. The trail was not designed to carry motor vehicle traffic which may reduce its effective lifespan
3. Vehicles entering and leaving the parking stalls may hit the trail bollards
4. Vehicles entering and leaving the parking stalls will drive over the detectable warning panel causing a safety concern.

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Jones County Zoning Rezoning Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts.

Fee: \$ 250 *CK#4031* (non-refundable) payable to Jones County, with the completed application

Date Application Filed: *10/22/24*

Owner Information					
Name on property: <i>Shaun & Valerie Lambertsen</i>					
Address to receive mail:		House Number & Street: <i>P.O. Box 122</i>		Apartment/Unit	
City: <i>Martelle</i>		State: <i>Iowa</i>		Zip Code: <i>52305</i>	
Phone: <i>(319) 533-6915</i>	E-mail Address: <i>greenfieldgrain@icloud.com</i>				
Applicant Information					
Name: (If different from above.)		<i>Same as above</i>			
Address to receive mail:		House Number & Street:		Apartment/Unit	
City:		State:		Zip Code:	
Phone: ()	E-mail Address: _____				
Parcel Information					
Township	<i>Greenfield</i>	Section	<i>6</i>	Property Address	<i>213550 24324</i> <i>24324</i>
Legal description of property to be rezoned:				County Parcel ID(s), if known: <i>South St. Martelle, IA</i>	
				<i>13-06-477-002</i> <i>13</i>	
				<i>13-06-477-001</i>	

To: Jones County Planning and Zoning Commission

From: Shaun and Valerie Lambertsen

Thank you for considering our application to change the zoning status of our recently purchased property on the East edge of Martelle from A-Agricultural to C1-Commercial. The following paragraphs will outline both our intentions for the property and the anticipated impact on our neighbors. Let us also thank you for the work you do; we are strong advocates for a clean and positive Jones County.

This property currently has two primary structures, a house and an old shop that is a collection of additions to existing additions that served the previous owners needs but is ready for reimagining. Both structures occupy pieces of multiple parcels, another issue we would like to solve.

Regarding the house, which sits on the western edge of the property, our oldest son, Ivan, will be returning from college this spring and would like to purchase the house from us so that he can remodel it and have clear title of the house on his own. We would like to do everything possible to help him with this goal as we are extremely happy that he wants to return to Jones County and start early with sound investing.

The large open area to the East, which is bordered by County Road E-45 to the North and the Grant Wood Trail to the South has captured the imaginations of our third oldest, Eli, and Valerie. They have been raising vegetables and flowers for restaurants and events for a few years now and we believe that fruit trees and flower gardens would be a welcoming site as people enter Martelle from the East as well as enjoy the adjoining Grant Wood Trail.

Regarding the old garages, this structure has little value other than storage as it sits, and we feel that its current state combined with a low value use will only lead to continued value and conditional decline. Because the City of Martelle has extended sewer and water service to the existing house and within feet of the garage structure, we believe that adding city sewer and water would improve the value of the property, but is expensive to do, so here is our plan. We would like to build two efficiency apartments on the upper level of the building, with nice views, quality materials, and close proximity to good jobs, we expect to attract high quality tenants. In the lower portion of the building, we plan to open a shop that would sell locally grown fruits, vegetables, meat, dairy, fire wood, and locally milled / built wood / furniture. There would be a kitchen built to meet food safety regulations where vegetable could be processed and made available for year round purchase; for example, imagine frozen sweet corn in a cooler all year rather than just ears a few weeks of the year. Valerie has worked with food and quality regulations for the past 25 years and is capable of managing this type of business.

This property has existing access to County Road E-45 and sits at the end of South Street in Martelle, so no additional entrances are necessary. There is a large gravel area to the North of the existing shop that should be able to accommodate at least 8 cars, which is almost twice the number

necessary for the approximately 1000 ft² store area. There is also room for three parking spaces immediately north of the structure, which exceeds the requirement of one space per occupancy.

We expect this to be a very low volume store with a minimal impact on neighbors, other than their own use of the store. So far, the community response to our purchase and cleanup work has been very well received and we anticipate that to continue as we make quality items available to the neighborhood. Local livestock production is likely to have a bigger impact on the store than the store on livestock production, Martelle has always been a farming community, and we do not anticipate this being a problem.

City sewer and trash pickup services will accommodate all sanitary needs, once approved by the Martelle City Council. Additionally, the Jones County Flood Plain Coordinator has confirmed that there are no limitations to this property.

Thank you again for your consideration,



Valerie A. Lambertsen



Shaun E. Lambertsen

October 21, 2024

13-06-476-001

13-06-454-021

13-06-454-011

13-07-201-014

13-07-226-001

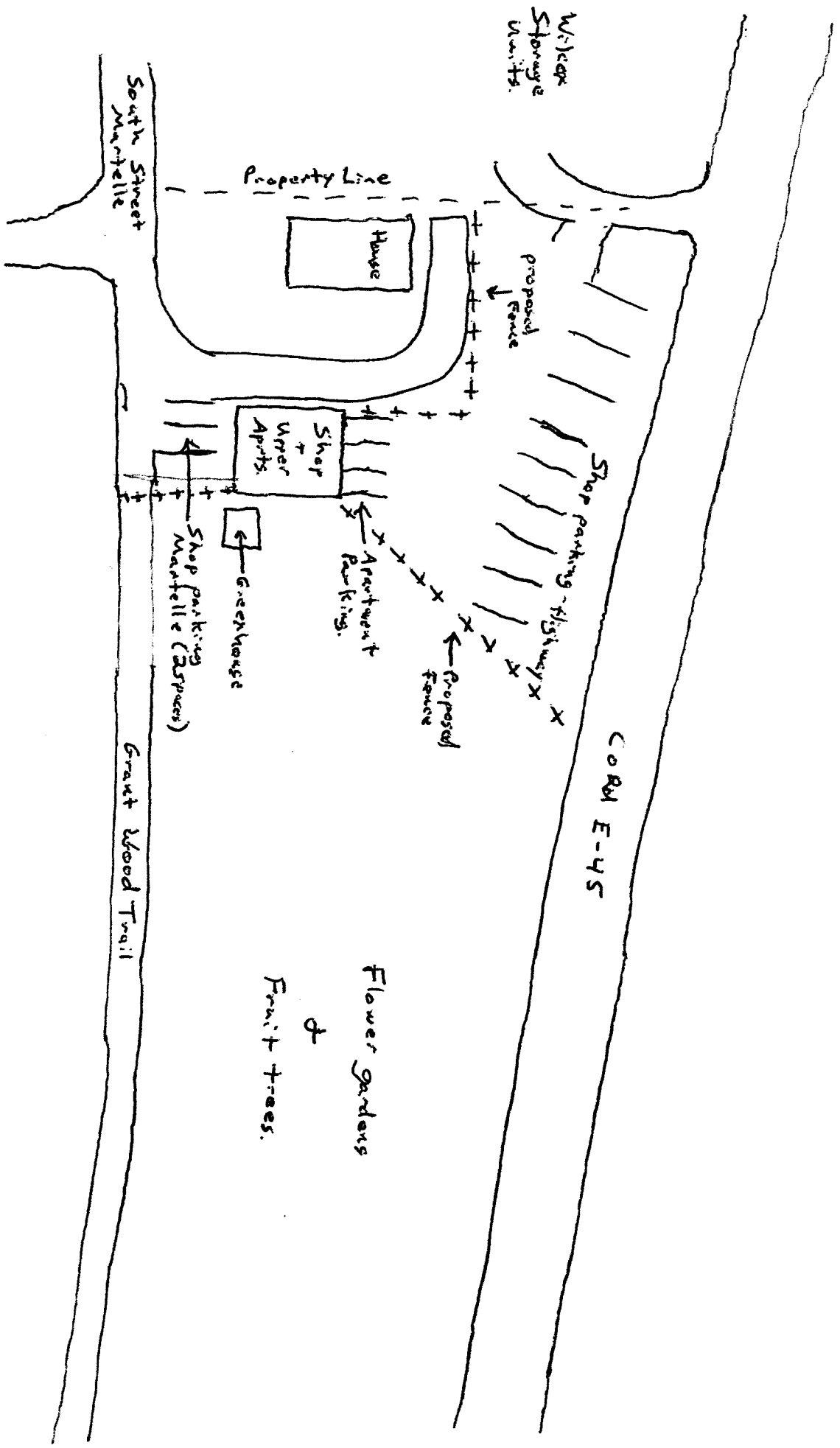
13-07-226-005

13-06-477-001

13-06-477-002

13-07-226-006

13-07-226-004



Number: 2024-2068
Recorded: 9/16/2024 at 3:41:31.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:
Sheri L. Jones RECORDER
Jones County, Iowa

This instrument prepared by:
J.K. Robison, P.L.C.
1317 7th Ave. - Ste. 210
Marion, IA 52302-3424
Telephone 319-377-9441

Return Document to:
J.K. Robison, P.L.C.
1317 7th Ave. - Ste. 210
Marion, Iowa 52302-3424

Property tax statement name and address:
Shawn E. Lambertsen and Valerie A. Lambertsen, PO Box 122, Martelle, IA 52305

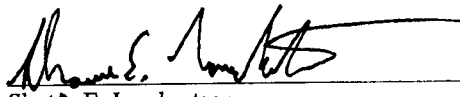
PURCHASER'S AFFIDAVIT


RE: PARCEL D, located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of SECTION 7, and SE $\frac{1}{4}$ SE $\frac{1}{4}$ of SECTION 6, TOWNSHIP 83, NORTH, RANGE 4, West of the 5th P.M., containing 1.56 acres, as shown by the PLAT OF SURVEY recorded in PLAT ,BOOK J, PAGE 121 (and in BOOK 319, PAGE 225) of the Jones County, Iowa records and That part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of SECTION 6, TOWNSHIP 83, NORTH, RANGE 4, West of the 5th P.M., lying South of the former right of way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company running through the SE $\frac{1}{4}$ SE $\frac{1}{4}$ aforesaid, and being a strip of land lying between said former right of way and the Public Highway along the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$. SUBJECT TO the rights of the public in all highways and to all easements of record.

STATE OF IOWA, JOHNSON COUNTY, ss:

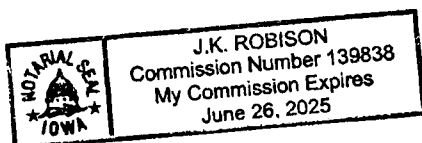
I, Shawn E. Lambertsen and Valerie A. Lambertsen, being first duly sworn (or affirmed) under oath depose and state that I am one of the purchasers of the real estate described above. The purchaser has relied upon the Affidavit dated September 6, 2024, from Gary G. Darrow, Trustee of the Gary G. Darrow Trust. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

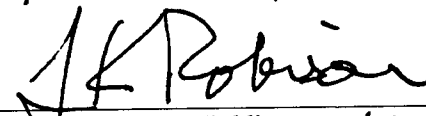
Dated 9-6-2024


Shawn E. Lambertsen


Valerie A. Lambertsen, Affiant

Signed and sworn to (or affirmed) before me on 9/6/24, by Shawn E. Lambertsen and Valerie A. Lambertsen.




Signature of Notary Public
My Commission Expires: 6/26/25



JONES COUNTY, IOWA
 Established 1838
 Population 15,000
 Area 1,100 sq. mi.

This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Jones County or its employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

This map was produced from data maintained in the Jones County Geographic Information System. For further information regarding maps, data sources or the availability of GIS products and services, please contact Jones County GIS at (319) 462-6303

N
 SCALE
 1:4,000

★ I1 - Industry
 ★ I2 - Heavy Industry

LEGEND
 ■ Substations
 [Thick Line] City Boundary

