

**Jones County Planning and Zoning Commission Meeting Minutes April 8, 2025, 4:30 p.m.**

Members present:

Tim Fay  
Janine Sulzner  
Kris Doll  
Lowell Tiedt

Members absent:

Keith Stamp

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Ned Rohwedder

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

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

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for March 11, 2025.

Motion by Tiedt seconded by Doll to open the public hearing at 4:30 p.m. for the preliminary plat for Owner Barner Inc., to subdivide Lot 1 of Barner's Second Addition, in 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's Third Addition.

All aye- motion carried

A review of the requirements within the ordinance were outlined and the following variances are noted:

- Variance to Section 2. Streets and Access Points,
  - There are not two access points to this subdivision. The only access point is possibly shared between lot 1 and 2 from County Rd E34.
- 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 5. Lot Uses, Setbacks and size, of Article IV, Subdivision Design of the Jones County Subdivision Ordinance.
  - Lot 1 does not meet the minimum requirements of width in the Jones County Zoning Ordinance. Lot narrowest width of Lot 1 is 148.96 feet, the Jones County Zoning Ordinance requires 150 feet for lot width.
- 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, Procedure for Review of Plats. Subsection P. 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.

Sulzner discussed the requirement of having a shared drive to limit the amount of drive ways on County Road E34.

Motion by Tiedt seconded by Sulzner to close the public hearing at 4:43 p.m. All aye. Motion Carried.

Motion by Sulzner seconded by Doll to recommend approval of the preliminary plat with the list variances with the addition of showing a share drive on the final plat of survey.

Tim Fay- aye  
 Janine Sulzner- aye  
 Lowell Tiedt - aye  
 Kris Doll- aye

Motion by Tiedt seconded by Doll to open the public hearing at 4:44 p.m. for the preliminary plat for Owner's Lisa Stark and Michael Stark to subdivide part of the SW 1/4 of the SW 1/4 of Section 11 of Lovell Township. Calling this Shorey Acres.

All aye. Motion Carried.

- Variance to Section 2. Streets and Access Points,
  - There is one existing driveway coming off 150<sup>th</sup> Ave.
- 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.
- Variance to Section 5, of Article VII, Procedure for Review of Plats. Subsection P. 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.

There was some discussion about the boundary lines to maybe clean up lot lines.

There was also discussion about adding a variance on location since this subdivision would be over a half of a mile off of a hard surface road. With this subdivision being more than a half of a mile off of a hard surface road and limiting the amount of drive ways and it was mention to make lot #1 and out lot so it is non-buildable.

Motion by Sulzner seconded by Tiedt to close the public hearing at 4:53 p.m. All aye. Motion Carried.

Motion by Tiedt to reject Shorey Acres Subdivision. Motion retracted.

Motion by Tiedt seconded by Sulzner to recommend approval of the preliminary plat by making Lot #1 and unbuildable out lot. Along with the list variances with the addition of Variance to Section 5 Article IV Location; Subdivision is over ½ mile away from a hard surface road.

Tim Fay- aye  
 Janine Sulzner- aye  
 Lowell Tiedt - aye  
 Kris Doll- aye

All aye. Motion Carried.

Motion by Tiedt seconded by Sulzner to open the public hearing at 5:24 for the proposed Cryptocurrency and Data Center Ordinance.

All aye. Motion Carried.

Discussion was had about water usage and adding a requirement for a closed loop cooling system, along with some minor changes.

Motion by Doll seconded by Tiedt to close the public hearing at 5:32 p.m.

All aye. Motion carried.

Motion by Sulzner seconded by Doll to make a recommendation to the Board of Supervisors on the proposed Cryptocurrency and Data Center Ordinance.

Tim Fay- aye  
Janine Sulzner- aye  
Lowell Tiedt - aye  
Kris Doll- aye

The next regular meeting will be Tuesday May 13, 2025, at 4:30 p.m.

Motion by Tiedt seconded by Doll to adjourn at 5:38 p.m.

All aye. Motion carried.