

**Jones County Planning and Zoning Commission Meeting Minutes May 13, 2025, 4:30 p.m.**

Members present:

Tim Fay  
Janine Sulzner  
Lowell Tiedt  
Keith Stamp

Members absent:

Kris Doll

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Lisa Tueken

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

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

Motion by Tiedt seconded by Sulzner to approve the meeting minutes for April 8, 2025.

Motion by Tiedt seconded by Stamp to open the public hearing at 4:32 p.m. for the final 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.

There was discussion about shared access. Questions were raised, will this be a new access or will they be using the existing access. The access on the final plat does not line up with the existing access. There needs to be clarification.

Motion by Sulzner seconded by Tiedt to close the public hearing at 4:44 p.m. All aye. Motion Carried.

Motion by Stamp seconded by Tiedt to recommend tabling the final plat of Barner's Third Addition until the June meeting.

Tim Fay- aye  
 Janine Sulzner- aye  
 Lowell Tiedt - aye  
 Keith Stamp- aye

Motion by Sulzner seconded by Tiedt to open the public hearing at 4:45 p.m. for the final 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.
- Variance to Section 6, of Article IV, Location.
  - This subdivision is located over ½ of a mile off a hard surface road. However, this road is a stabilized surface road.

Lisa stated that she is requesting Lot#1 to remain a buildable lot. She would possibly like to put an accessory structure on this parcel in the future, whether that being solar or a garage or shop. The Land Use Administrator advised both the Commission and Tueken that in order to build an accessory structure on any parcel there must be a primary dwelling unit. Therefore, making a deed restriction required prior to any sort of accessory building.

Motion by Stamp seconded by Tiedt to close the public hearing at 4:52 p.m. All aye. Motion Carried.

Motion by Stamp seconded by Sulzner to recommend approval of the final plat with a deed restriction with parcel #2011-01 along with the listed variances.

Tim Fay- aye  
 Janine Sulzner- aye  
 Lowell Tiedt - aye  
 Keith Stamp- aye

All aye. Motion Carried.

Motion by Stamp seconded by Tiedt to open the public hearing at 4:56 p.m. for the preliminary plat for Owner's Lonnie Humpal & Erin Etscheidt Humpal to subdivide the SW Corner of the NW 1/4 of the SW 1/4 of Section 35 of Cass Township. A fifteen-lot subdivision calling this Cass Hills.

All aye. Motion Carried.

- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - Cul-de- sac streets shall be no longer than seven hundred fifty feet and no shorter than one hundred feet. Gram Alan Road is 811.42 feet. This is measured from the Cass Rd right of way to the center of the cul-de-sac.

- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
  - A storm water prevention plan shall be submitted prior to the final plat being submitted to the Board of Supervisors.
- 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 much discussion about the cul-de-sac names, they do not follow the 911 rural addressing system ordinance.

There was also inquiry of a public septic system instead of individual septic systems. Further research by the Land Use Administrator will have to be done.

Motion by Stamp seconded by Tiedt to close the public hearing at 5:16 p.m. All aye. Motion Carried.

Motion by Stamp seconded by Tiedt to recommend approval of the preliminary plat with the street names being in accordance with the rural 911 addressing system and be congruent with nearby streets and address number system, along with the listed variances.

Tim Fay- aye

Janine Sulzner- aye

Lowell Tiedt - aye

Keith Stamp- aye

The next regular meeting will be Tuesday June 10, 2025, at 4:30 p.m. with a deadline of May 21, 2025.

Motion by Sulzner seconded by Stamp to adjourn at 5:22 p.m.

All aye. Motion carried.