

Jones County Planning and Zoning Commission Meeting Minutes July 1, 2025, 4:30 p.m.

Members present:

Tim Fay
Lowell Tiedt
Keith Stamp
Kris Doll
Janine Sulzner

Members absent:

Keith Stamp

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

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

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

Motion by Tiedt seconded by Doll to approve the meeting minutes with changes for June 10, 2025.

Motion by Tiedt seconded by Sulzner to open the public hearing at 4:31 p.m. for the preliminary plat for Owner Randy Caspers, to subdivide the South ½ of the SW ¼ of Section 35 of Cass Township. A one-lot subdivision calling this Caspers Acres.

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,
 - The proposed access will be coming off of 131st Street.

- 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.

The Land Use Administrator advised that the property owner Randy Caspers discussed with her that the ground is currently planted in hay. They eventually plan on putting in a pond as a retention basin, however that will not be on the 2 acres. When building the new home, they only plan on disturbing about 1/8 of an acre.

There was discussion as to why a subdivision was even necessary and why a split couldn't have been done since it is in the residential district. In the Jones County Subdivision ordinance, it states that the division of land by the owner into three or more parts for the purpose of transferring of ownership or building a development.

Motion by Sulzner, seconded by Doll to close the public hearing at 4:40 p.m. All aye motion carried.

Motion by Sulzner seconded by Tiedt to recommend approval for the preliminary plat of Caspers Acres a one lot subdivision located in section 35 of Cass Township with the listed variances.

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

The next regular meeting will be Tuesday August 12, 2025, at 4:30 p.m. with a deadline of July 23, 2025.

Motion by Tiedt seconded by Sulzner to adjourn at 4:53 p.m.
 All aye. Motion carried.