

Jones County Planning and Zoning Commission Meeting Minutes November 18, 2025, 4:30 p.m.

Members present:

Janine Sulzner
Tim Fay
Lowell Tiedt

Members absent:

Keith Stamp
Kris Doll

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Randall Williams
AnneMary Riniker
Pat & Deb Swain
Marty & Suzanne Kelly

Chairperson Fay called the meeting to order at 4:32 p.m.

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

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for October 14, 2025.

Motion by Tiedt seconded by Sulzner to open the public hearing at 4:33 for the final 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.

- 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. 132nd Street Court 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.

Williams advised that there is a soil erosion control plan and drainage control plan, this also includes a storm water pollution prevention plan.

Motion by Sulzner seconded by Tiedt to close the public hearing at 4: 37 p.m.

Motion by Sulzner seconded by Tiedt to approve the Cass Hills final plat with the listed variances.

- 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. 132nd Street Court is 811.42 feet. This is measured from the Cass Rd right of way to the center of the cul-de-sac.

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

All aye. Motion Carried.

Review of Conditional Zoning Agreement for property located at 10626 Shaw Rd., Anamosa Property Owner Great Plains Lease & Financing LLC, Jamey Dirks.

There was input from the public, they believe having additional lights on Highway 151 would be helpful since it is a dangerous intersection.

Motion by Sulzner seconded by Tiedt this building will be approved for storage and office space for up to three businesses with no retail type businesses.

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

All aye. Motion Carried.

Motion by Tiedt seconded by Sulzner to open the public hearing at 4:56 p.m. for changes to the Jones County Subdivision Ordinance.

Motion by Sulzner seconded by Tiedt to close the public hearing at 5:03 for changes to the Jones County Subdivision Ordinance.

Motion by Sulzner seconded by Tiedt to approve recommendation to the Board of Supervisors on changes to the Jones County Subdivision Ordinance.

Approved changes are the following.

Chapter 4 Article II, Section 2. Adding a Minor Subdivision Plat: Any Subdivision or re-subdivision containing not more than three (3) lots not involving any new private or public street or road, or extension of public facilities, or the creation of any public or private improvements, and not adversely affecting the remainder of the parcel or adjoining property.

Chapter 4 Article V, Section 3. When a proposed subdivision contains any interior street, the following standards shall apply to all private streets to be located within the proposed subdivision.

Chapter 4 Article V, Section 7. When more than one acre of land will be disturbed in the development of the subdivision the developer shall submit to the Land Use Office.....

And shall be submitted for review prior to any disturbance of more than on acre.

Chapter 4, Article VII, Section 5, Subsection P. A soil erosion control plan and drainage control plan created by a licensed engineer, shall be filed with the Jones County Land Use Office prior to any land disturbance within the proposed subdivision.

Chapter 4, Article VII, Section 8. Adding Section 8: Minor Subdivision Review; Where a proposed subdivision meets the definition of a minor subdivision as set forth in this ordinance, the Planning and Zoning Commission may, at its discretion, review and take action on the preliminary and final plats at the same meeting. Approval of the combined review shall be subject to all applicable requirements of this ordinance and any conditions deemed necessary by the Commission to ensure compliance with the subdivision regulations.

Janine Sulzner- aye

Tim Fay- aye

Lowell Tiedt- aye

All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to open the public hearing at 5:03 p.m. for changes to the Jones County Zoning Ordinance Article XI Auxiliary and Seasonal Dwelling Units

It was noted as to the reasoning behind the changes being made abide by the new state law.

Motion by Tiedt seconded by Sulzner to close the public hearing at 5:11 on changes to the Jones County Zoning Ordinance Article XI Auxiliary and Seasonal Dwelling Units

Motion by Sulzner seconded by Tiedt to approve recommendations to the Board of Supervisors on changes to the Jones County Zoning Ordinance Article XI Auxiliary and Seasonal Dwelling Units

Approved Changes are the following.

Chapter 3, Article III, Section 2. Subsection I. Auxiliary Dwelling Unit: An additional residential unit containing its own kitchen and bathroom. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. Auxiliary Dwelling Units are not the same as seasonal Dwelling Units (See RRRR. Seasonal Dwelling Units).

Chapter 3, Article V, Section 1. Subsection B.8; adding subsection 8. Auxiliary Dwelling (1). a. Auxiliary Dwellings are allowed on parcels with a minimum of two (2) acres. b. An Auxiliary Dwelling Unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

Chapter 3. Article V. Section 1. Subsection D.1; adding Multiple Auxiliary dwelling units.

Chapter 3. Article V. Section 3 Subsection B.2.; Auxiliary Dwelling (1). a. Auxiliary Dwellings are allowed on parcels with a minimum of one (1) acres. b. An auxiliary Dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

Chapter 3. Article V. Section 3. Subsection D.1; adding Multiple Auxiliary dwelling units.

Chapter 3. Article XI. Section 1. Seasonal Dwelling Units.

Chapter 3. Appendix A.

Janine Sulzner- aye

Tim Fay- aye

Lowell Tiedt- aye

All aye. Motion carried.

Discussion on changes to Article VI Non-Conforming Uses of the Jones County Zoning Ordinance.

It was requested to set a public hearing for the next meeting for Article VI Non-Conforming Uses of the Jones County Zoning Ordinance.

The next regular meeting will be Tuesday December 9, 2025, at 4:30 p.m. with a deadline of November 19, 2025.

Motion by Tiedt seconded by Sulzner to adjourn at 5:29 p.m.

All aye. Motion carried.