

Jones County Planning and Zoning Commission Meeting Minutes December 9, 2025, 4:30 p.m.

Members present:

Janine Sulzner
Tim Fay
Lowell Tiedt
Kris Doll

Members absent:

Keith Stamp

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Brett Barner

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.

Tiedt arrived at 4:32

Motion by Sulzner seconded by Doll to approve the meeting minutes for November 18, 2025, with changes to specify what the approved changes to the Jones County Subdivision Ordinance and the Jones County Auxiliary Dwelling Ordinance.

Motion by Tiedt seconded by Doll to open the public hearing at 4:32 for the final plat for CW Barner Enterprises LLC to subdivide parcel 2019-12 in the SW 1/4 of the NE 1/4 in Section 20 of Fairview Township calling this CW Barner Addition.

- Variance to Section 2. Streets and Access Points,
 - There are not two access points to this subdivision.
 - There is an easement through lot# 2 for access to lot #1 off of 230th 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.

As requested by the Jones County 911 Coordinator, Gary Schwab, the address for Lot #2, where the car wash sits, needs to be changed to an address off of 230th Avenue.

Motion by Tiedt seconded by Sulzner to close the public hearing at 4:36 p.m.

Motion by Sulzner seconded by Tiedt to approve the CW Barner Addition final plat with the listed variances.

- Variance to Section 2. Streets and Access Points,
 - There are not two access points to this subdivision.
 - There is an easement through lot# 2 for access to lot #1 off of 230th 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.

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

All aye. Motion Carried.

Motion by Sulzner seconded by Doll to open the public hearing at 4:44 for changes to the Jones County Zoning Ordinance for Non-conforming parcels.

It was discussed that this would make non-conforming parcels that were split prior to December 1st, 2005, that are two acres or more could be utilized for residential purposes. A variance would not be necessary, and it would be reviewed by the Land Use Administrator. Sulzner stated that this change should be tried for a year and then review if changes need to be made.

Motion by Doll seconded by Tiedt to close the public hearing at 4:52 for changes to the Jones County Zoning Ordinance for Non-conforming parcels.

Motion by Sulzner seconded by Doll to approve recommendation to the Board of Supervisors on changes to the Jones County Zoning Ordinance for Non-conforming parcels.

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

All aye. Motion carried.

The next regular meeting will be Tuesday January 13, 2026, at 4:30 p.m. with a deadline of December 23, 2025.

Motion by Tiedt seconded by Doll to adjourn at 4:56 p.m.
All aye. Motion carried.