

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 10, 2026 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:30 p.m.**
- Call meeting to order, approve agenda. Approve meeting minutes from the December 9, 2025 meeting
 - Discussion on possible changes to the Jones County Zoning Ordinance Section 11. PD- Planned Development subsection E. District Size. Along with Appendix A.
 - Next meeting, April 14, 2026. Application deadline is Wednesday March 25, 2026.
 - Adjourn

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,
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 - 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.

SECTION 11. PD - PLANNED DEVELOPMENT

- A. Intent: To provide flexibility in mixed-use site development in exchange for long term community benefits where traffic and utilities are adequate, where the use is compatible with adjacent development and where the proposed development does not impinge on existing agricultural operations or neighboring properties.
- B. Principal Permitted Uses: Property and buildings in the Planned Development District may be used for the following purposes of which are generally allowable uses that are compatible with adjacent properties:

1. Single Family Residential.
 - a. Patio homes
2. Zero lot-line Residential.
 - a. Duplexes, Triplexes, Quadraplexes
 - b. Townhouses
 - c. Condominiums
3. Multiple Family Residential.
4. Neighborhood Commercial.
5. Residential over Commercial.
6. Commercial: offices, professional services, urgent care, restaurants, branch banks, and similar facilities.
7. Nursing/Care facilities.
8. Retirement communities (over 55) and congregate housing.
9. Golf courses.
10. Light industry/manufacturing, larger than home based industry less than 10,000 square feet.
11. Parks, recreation and libraries.
12. Utility Scale Solar Energy Systems (SECS) according to [Article XVI](#).

C. Permitted Accessory Buildings or Uses:

1. Private garages.
2. Storage sheds.
3. Non-utility scale solar.

- D. General Requirements: The densities for residential, commercial and light manufacturing shall be established at the time of review and approval with special considerations for:
1. The intensity and potential conflicts with adjacent development.
 2. The amenities and services provided for the residents.
 3. The demand for non-residential development proposed.
 4. The mix of other residential and non-residential development in the vicinity.
 5. The adequacy of adjacent traffic and transportation facilities.
 6. The adequacy of utilities and public services.
- E. District Size: A minimum of ~~five (5)~~ **one (1)** acres shall be required for the establishment of a planned development district. Access to the district shall be from a paved public road.
- F. District Regulations: The bulk regulations established for the PD - Planned Development District are listed in [Appendix A](#). All regulations are minimum standards unless otherwise noted.
- G. Application - In addition to the regular Subdivision application requirements, the developer shall submit:
1. Legal Description of the property.
 2. Ten (10) copies of a site plan containing the existing topography, 2 foot contours, existing structures, and fences.
 3. Site plan of the proposed development showing all buildings, streets, and parking areas.
 4. Buffers and Landscaping.
 5. Water service.
 - a. Single lot wells.
 - b. Shared wells, with agreements.
 - c. Community wells, with agreements.
 6. Waste Water Services

- a. On-site septic systems.
 - b. Shared septic systems with approval from the Board of Health and recorded agreements.
 - c. Community wastewater disposal systems with agreements.
 7. Lighting Requirements: [See Article XIX](#)
 8. Sign Requirements: [See Article XX](#)
 9. Parking Requirements: [See Article XXII](#)
 10. Written description of the project, including:
 - a. How the proposed development meets the requirements of the current Jones County Comprehensive Plan.
 - b. How the proposed development offers more benefits to the general public than a development that would be allowed from any district alone.
 - c. How the general public will benefit by the proposal because of increased accommodations and aesthetic amenities.
 - d. That the design is in accord with generally accepted principles of architecture, landscape architecture, engineering and related fields.
 11. The applicable fee.
- H. Procedure to review plats
1. Application submission: Upon receipt of a completed application, the Land Use Administrator shall place the request on the agenda of the next scheduled Planning & Zoning Commission meeting.
 2. Public notice: The Land Use Administrator will provide for a proper notice. Proper notice shall consist of a publication of the request along with the time and place for the hearing at least five (5) days prior to the hearing, but no longer than twenty (20) days prior to the hearing in all of the officially designated newspapers of the County. In addition, certified mailings shall be sent to all adjoining property owners with the time and place for the hearing. This notice will combine both the zoning map amendment and subdivision plat design.
 3. Report by Land Use Administrator: In consultation with other county and state departments, the Land Use Administrator will prepare a written analysis of the proposal.

4. Review by the Planning & Zoning Commission: The Planning and Zoning Commission shall conduct the necessary hearing and make a recommendation to the Board of Supervisors to approve, approve with conditions or reject the proposal for specific reasons. The recommendation shall be forwarded to the Board of Supervisors for public hearing(s) and action.

I. Special Requirements:

1. Development Standards: Planned Developments shall comply with the standards of the Zoning Ordinance and Subdivision Regulations except where the County finds that public and private amenities exceed the minimum standards.
2. Community amenities: Deviations from the regulations established in the Ordinances may be recommended by the Planning & Zoning Commission and the Board of Supervisors subject to:
 - a. Transportation amenities including trails, transit orient improvements such as bike lanes, bus shelters;
 - b. All roads and parking areas shall be paved hard surfaces;
 - c. Dedication of public lands;
 - d. Open space for agricultural land preservation;
 - e. Community facilities for provision of public services beyond those required for the Plan;
 - f. Housing that is reserved for affordable to low and very low income households pursuant to HUD definitions and regulations;
 - g. Other provisions in excess of minimum standards that benefits are found to offset the deviations from the strict development standards.
3. Contractual Agreements:
 - a. The Developer shall enter into an agreement with the County upon approval acknowledging that the approval allows development and use of the parcel under certain specific conditions;
 - b. A seller of a property that is in the PD-Planned Development District shall apprise any buyer(s) of the terms and conditions of the approval;

- c. The Developer releases the County from any liability for misrepresentation or violation of the terms and conditions of the approval; and,
 - d. The Developer shall set forth the conditions of approval within the covenants. Such covenants shall be filed with the final approved plan and plat.
 - 4. Conformance with Subdivision Review: Subdivision review shall conform to the current Subdivision Regulations.
 - 5. Conformance with Subdivision requirements: The site plan shall satisfy the requirements of the subdivision regulations for preliminary and final plats.
 - 6. Transfer of Ownership: No person shall sell, convey or transfer ownership of any property or portion thereof within a PD-Planned Development district until such time as the buyer(s) have been informed of the properties exact status and conditions of approval.
 - 7. Planned Development Designation: The Land Use Administrator shall designate each PD-Planned Development on the Official Zoning Map.
- J. Amendments: Proposed Amendments to the Plan shall be subject to all regulations and procedures. The Land Use Administrator shall determine if the amendments requested are minor modifications or significant alterations requiring additional public hearings, such as a zoning amendment, increased density, increased intensity, boundary and setback alterations, reduction in amenities and similar changes.

DISTRICT REGULATIONS

Principal Use	Zoning District	Use Designation	Lot area	Lot width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
Other Permitted Uses	C1-Commercial	Permitted	No requirement	None	30	15	10	35' and/or 2 ½ stories
Other Permitted Uses	C2-Highway Commercial	Permitted	No requirement	None	30	30	30	35' and/or 2 ½ stories
Other Permitted Uses	I1-Industry I2- Heavy Industry	Permitted	No requirement	None	50	50	50	90' and/or 6 stories
Other Permitted Uses	P-Public	Permitted	No requirement	None	10	10	10	35' and/or 2 ½ stories

Planned Development District	Max Density	Lot Area	Lot width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
A-Agricultural	3 dwelling units/40 acres	2 acres	150	30	30	10	35' and/or 2 ½ stories
R-Residential	1 dwelling unit/acre	1 acre	150	30	30	10	35' and/or 2 ½ stories
R-Residential Community Sewer	5 dwelling units/acre	12,000 sq. ft.	150	30	30	10	35' and/or 2 ½ stories
RMF-Residential Multiple Family	4 dwelling units/acre	20,000 sq. ft.	150	30	30	10	35' and/or 2 ½ stories
C1-Commercial Neighborhood	10,000 sq. ft.**	2 acres	150	30	30	10	35' and/or 2 ½ stories
I1-Industry	10,000 sq. ft.**	5 acres	150	30	30	10	35' and/or 2 ½ stories
P-Public*	N/A	N/A	N/A	30	30	10	35' and/or 2 ½ stories

*Public structures only **Gross Floor Area per building