

**Members present:**

Cindy Hall, Chairperson  
Paul Thomsen  
Nicole Stecklein, as indicated  
Catherine Davies  
Ethan Zumbach

**Members absent:**

None

**Staff present:**

Michele Lubben – Land Use Administrator

**Visitors present:**

Kathy and Orlyn Brunssen – 23772 Beckman Ln, Anamosa  
Pat and Al Chamberlain – 23804 Beckman Ln, Anamosa  
Bonnie and Dick Raddatz – 24050 Basham Ln, Anamosa  
Pam and Doug Fuller – 23990 Owen Pl, Anamosa  
Mike and Cindy Davies – 23478 Co Rd E-34, Anamosa  
Jean McInerney – 23622 Gombert Dr., Anamosa  
Barb Etscheidt – 23970 Owen Pl, Anamosa  
Thomas R. Phelan – 23830 Gombert Dr., Anamosa  
John and Kathie Wilkinson – 23802 Gombert Dr., Anamosa  
Jerry and Chris Holtz – 23942 Owen Pl., Anamosa  
Robert Hinz – Tri-County Propane, applicant

A quorum of members of the Jones County Board of Adjustment was achieved at 4:00 p.m. and the meeting was called to order by Chairperson Cindy Hall.

Introductions of the Board of Adjustment and staff took place. Visitors were requested to sign in on the sign in sheet.

Motion by Davies seconded by Thomsen to approve the agenda for the meeting. All aye. Motion carried.

Motion by Thomsen seconded by Davies to approve the December 19, 2017 meeting minutes. All aye. Motion carried.

Motion by Thomsen seconded by Davies to open the public hearing for owner, BSR Land Company LLC. (Bryce Ricklefs) and applicant Tri-County Propane LLC., for a special permitted use in the Agricultural

Zoning District for property legally described as NW SE of Section 19 of Fairview Township generally located at 9524/9526 Hwy 151, Anamosa, containing a total of 37.58 acres. More specifically, the proposal is to add an 18,000 LP tank for Tri-County Propane for a refill station to service rural customers in Jones and Linn Counties. All aye. Motion carried.

Stecklein arrived at 4:05 p.m.

Applicant Robert Hinz explained that this proposal is for a refill station for his business, Tri-County Propane. His current business is outside of Monticello and he is currently looking to add a refill station to this location to allow him to service his customers, go to this location to refill instead of driving back to Monticello, waiting for his partner to refill and then go back to finish his route. He explained it will primarily be used for "winter fill" between October and the end of March. His truck will stop once a day, five days a week and a transport truck may stop twice a week to refill the tank. Robert discussed the current lighting at the location needed a new bulb on the farm light. And if needed an explosion proof light will be installed if additional lighting was needed, however, it appeared that additional lighting may not be required. Mounting of the tank was discussed and the requirements from the State Fire Marshall's Office checklist was reviewed. Alternative locations were discussed and the requirements for separation distances between a public wells and above ground LP tanks. The Land Use Administrator discussed the difference between a Special Permitted Use and a Rezoning request. The applicant addressed concerns from the public regarding the lease, placement of the tank, safety, water quality and using Basham Lane to cut through to Hwy 1. The Land Use Administrator discussed the concern with decreased property values as the Land Use Administrator discussed the concern with the County Assessor who saw no need for decreased property values at the Lakeside subdivisions due to the addition of the LP tank at this location. The Board discussed ways to add visual screening such as trees (arborvitae), shrubs or bushes to visually screen the LP tank from the possible view from the subdivision. The Board discussed that any screening must be approved by the landowner and is of no fault of the applicant if the screening is unable to survive dry conditions as there is no well on the property.

Motion by Thomsen seconded by Stecklein to close the public hearing at 4:33 p.m. All aye. Motion carried.

Discussion by the Board for visual screening of the LP tank took place.

Motion by Stecklein seconded by Thomsen to approve the special permitted use in the Agricultural Zoning District for property legally described as NW SE of Section 19 of Fairview Township generally located at 9524/9526 Hwy 151, Anamosa for an 18,000 gallon LP tank for a refill station for Tri-County Propane LLC with the condition to provide a visual screening on the east side of the lease area subject to approval from the landowner, applicant and homeowners.

Motion by Stecklein seconded by Thomsen to amend the previous motion to strike out the word "homeowners".

Roll call vote to approve the amendment:

Thomsen – Aye

Zumbach – Aye

Stecklein - Aye

Davies - Aye

Hall – Aye

All aye. Motion for the amendment is carried.

Motion was reread by the Land Use Administrator as amended. Motion by Stecklein seconded by Thomsen to approve the special permitted use in the Agricultural Zoning District for property legally described as NW SE of Section 19 of Fairview Township generally located at 9524/9526 Hwy 151, Anamosa for an 18,000 gallon LP tank for a refill station for Tri-County Propane LLC with the condition to provide a visual screening on the east side of the lease area subject to approval from the landowner and applicant.

Roll call vote:

Thomsen – Aye

Zumbach – Aye

Stecklein - Aye

Davies - Aye

Hall – Aye

All aye. Motion carried.

The red zoning sign was returned and the approval will be issued.

Next meeting, if needed, will be March 20, 2018 at 4:00 p.m. Board member Nicole Stecklein will not be able to attend this meeting. Deadline for applications for this meeting will be February 28, 2018. Davies and Zumbach may not be able to attend the April meeting date.

Motion by Stecklein seconded by Davies to adjourn the meeting at 4:47 p.m.