

Members present:

Cindy Hall, Chairperson  
Paul Thomsen  
Ethan Zumbach  
Catherine Davies

Members absent:

Nicole Stecklein

Staff present:

Michele Lubben – Land Use Administrator

Visitors present:

Bobby Krum – 15362 E-23 County Home Rd., Anamosa  
Jon Zirkelbach – Supervisor District 3  
Jaycob Pflughaupt – 21520 78<sup>th</sup> St., Martelle  
Lynne Sundberg – 21520 78<sup>th</sup> St., Martelle  
Todd Behrends – 15303 E-23 County Home Rd., Anamosa

Introductions of the Board of Adjustment, staff and visitors took place.

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.

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

Motion by Davies seconded by Thomsen to approve the May 21, 2019 meeting minutes. All aye. Motion carried.

Motion by Davies seconded by Thomsen to open the public hearing at 4:04 p.m. for owner Todd V. Behrends for a special permitted use in the Agricultural Zoning District for property legally described as the East 28 Rds SW NE South of the Road excepting the South 750' and the SE NE all in Section 34 of Wayne Township generally located near 15303 E-23 County Home Rd., Anamosa. More specifically, the proposal is for a Value Added Agricultural Process to build a new structure for barley and grain malting to distribute to breweries and general agricultural storage. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. All adjoining landowner letters were delivered and no verbal comments were received.

Todd Behrends was present to discuss his proposal. His proposal is to malt barley on a micro basis to distribute to local breweries. His process will be on a micro basis, making specialty malt based on customer requests. He stated he would like to start by growing approximately 40 acres of barley locally and then harvesting, cleaning, steeping and kilning the barley. He stated there is a demand for locally grown malt to area breweries and distilleries. He is still working on engineered plans for the building. Expected construction would be the building this fall and the first harvest of barley fall 2020. He does not expect any additional employees right away. Height of the building may be increased. Current plan for building height is 20 feet. He will contact Joe Wagner at NCRS for a soil erosion control plan to reduce sediment going into his pond. He understands the requirement for a septic system for the building and will tie into an existing well on the property. All the processing will take place inside the building so it should not create any additional noise or smells. There should be no additional traffic. The malted barley can be packaged into 35-50 lb. bags and loaded on pallets to be distributed by a truck. This can be a year round process. Barley can be stored in small bins outside the building and then when ready, can be used to process a batch of malt. Each batch takes one week to complete.

Motion by Davies seconded by Thomsen to close the public hearing at 4:24 p.m. All aye. Motion carried.

Motion by Thomsen seconded by Davies to approve the special permitted use request for a value added agricultural product for Todd V. Behrends in Section 34 of Wayne Township generally located near 15303 E23 County Home Rd., Anamosa.

Roll call vote:

Thomsen - Aye

Zumbach - Aye

Davies - Aye

Hall - Aye

All aye. Motion carried. Once the red zoning sign is returned, the approval will be sent by regular mail.

Motion by Thomsen seconded by Davies to open the public hearing at 4:26 p.m. for owner Lynne Sundberg has applied for a special permitted use in the R-Residential Zoning District for property described as Timberwood Acres Pt 3 Lot 44, in Section 34 of Fairview Township located at 21520 78th St., Anamosa. More specifically, the special permitted use is for a home-based women's only fitness business called Halos and Horns LLC. All aye. Motion carried.

The Land Use Administrator noted that the Board received copies of the application, aerial map, and written report. All adjoining landowner letters were delivered except for Noah and Traci Worcester and no verbal comments were received.

Lynn Sundberg was present to answer questions regarding the application. She would like to start a women's only pole dancing fitness class in her home. Eventually she would like to grow her business with a store front in town. She indicates it should not affect the neighbors. The clients are women only above the age of 18. She has special insurance coverage for her business and certification to teach classes and has to receive continuing education each year. It is a good upper body workout.

Motion by Zumbach seconded by Davies to close the public hearing at 4:31 p.m. All aye. Motion carried.

Motion by Zumbach seconded by Davies to approve the special permitted use for a home based business for a women's only fitness business called Halos and Horns LLC for Lynne Sundberg located at 21520 78<sup>th</sup> St., Martelle.

Roll call vote:

Thomsen - Aye

Zumbach – Aye

Davies – Aye

Hall – Aye

All aye. Motion carried.

Motion by Thomsen seconded by Davies to approve the 2019 Administrative rules. All aye. Motion carried.

Motion by Thomsen seconded by Davies to appoint Cindy Hall as the 2019-2020 Chairperson. All aye. Motion carried.

Next meeting, if needed, will be September 17, 2019 at 4:00 p.m. Deadline for applications for this meeting will be August 28, 2019.

Motion by Thomsen seconded by Zumbach to adjourn the meeting at 4:45 p.m. All aye. Motion carried. Davies will not be able to attend the September meeting.