

Tuesday, 22 March 2016

Madison County Board of Supervisors met in regular session on 22 March 2016 at 09:00 in the board office. Vice Chairman Price called the meeting to order with Supervisors Duff present and Clifton absent.

Duff moved, Price seconded, to amend the agenda with the addition of a public hearing for a re-zoning request for which notice had been properly published; motion carried unanimously. Duff moved, Price seconded, to approve today's amended consent agenda; motion carried unanimously. Notices included Auditor's report of FEB ending fund balances and Treasurer's and Clerk of Court's reports of fees collected in FEB.

At 9:12 the Board entered into the first of two public hearings, this one for final plat approval of a minor subdivision to be known as Windham Ridge Subdivision for the purpose of allowing the split of 9.92 acres into two lots in Lee 25. Also present were Auditor Burhans, Rob Mackey, Jim Mackey, Cindy Mackey, Todd Hagan, Joni Hopkins, Glen Anderson, Dorisa Scott, Lynn Scott, Nancy Forrest and Zoning Administrator Jeff Nicholl who reviewed the proposal which received no oral or written objections from the public. Nicholl advised that Windham Ridge Subdivision meets all of the current County ordinance requirements and recommended that the Board waive the requirements for installation and bonding driveway ordinances. Public hearing closed at 9:17.

At 9:19 the Board entered into the second hearing, this one for approval of re-zoning 4.65 acres in Madison 24 from agricultural to commercial for the purpose of allowing construction of a pole barn, pavilion and parking area for use as an event venue. Also present were the same as in the first hearing except the three Mackeys, and Attorney Schultz arrived during this second hearing. Zoning Administrator Nicholl reviewed the proposal and noted that the County's Comprehensive Plan indicates that the County should preserve and protect Prime productive agricultural land, described as a corn suitability rating of 70.00 and above, from development and utilize less productive land first and to ensure that the Comprehensive Plan is considered whenever major alterations or improvements are proposed. The commercial and industrial land use section of the Comprehensive Plan indicates that the County should encourage commercial and industrial development within incorporated areas utilizing municipal water, sewer and utilities capable of supporting such activity but also recognize that certain commercial and industrial activities by their very nature must be located in sparsely populated areas within the agricultural community. He also noted that the corn suitability rating of 95.03 makes this land Prime farm ground but recommended that the Board waive reserving it for farming because the owners do not farm and do not wish for these 4.65 acres to be farmed. These 4.65 acres meet the standards for commercial district regulations in the County's Zoning Ordinance. The Zoning Commission held a public hearing during which two neighboring property owners asked questions, and the Zoning Commission, by unanimous vote of the five members present, recommend that the Board approve this re-zoning request. Nancy Forrest asked about the use of the pavilion and for an explanation of how it is different from the pole barn; Lynn Scott explained that is similar to a building built last summer by his neighbor and that the use will be primarily for wedding ceremonies. Forrest then noted that her concerns include the appearance of a trend by the County to make the Highway 169 corridor north of Winterset more commercial and also that such a trend may affect the Scenic Byway; the permanent removal of this highly productive land from agricultural zoning counters the objective 1.A. in the Comprehensive Plan; the incremental land use changes that the County is making do not accurately reflect the effects on the community and quality of life which have no dollar value; no protection against changes in the commercial use of this property; potential traffic increase, noise and congestion; importance of the open spaces and respect for the environment seem to be neglected as we need to protect Madison County's land since it was not glaciated which is why we have the rolling hills and woodlands. Public hearing closed at 9:39.

Duff moved, Price seconded, to approve the annual Water Impound Structure property tax exemption; motion carried unanimously.

Duff moved, Price seconded, to approve a contract between Madison County and Night Shift L.L.C. for cleaning services in the Secondary Roads offices; motion carried unanimously.

Duff moved, Price seconded, to approve the application for Adopt-A-Highway for Madison County Conservation Board; motion carried unanimously.

Resolutions Approved Unanimously

Duff moved, Price seconded, EMS-032216A Approve pay adjustment to \$14.67/hr for Jason Back per union contract effective 15 MAR 16; EMS-032216B Hire Tate Christensen as full-time paramedic at \$14.33/hr effective 1 APR 16; SR-032216 Approve temporary road closure of 105th St (Lee, 5) for road repair; ZO-032216A Approve final plat of minor subdivision Windham Ridge Subdivision; ZO-032216B Approve re-zoning of 4.65 acres in Section 24 of Madison Township from agricultural to commercial for the purpose of allowing construction of a pole barn, pavilion and parking area for use as event venue.

Glen Anderson asked the Board to consider one-year union contracts and noted that people are upset that County employees have to pay only \$40 [for family] toward their health insurance premiums when many people living in Madison County have to pay \$500 or more for their health insurance premiums. Anderson also enquired what the Board is going to start doing to re-build the roads.

Nancy Forrest enquired of the County's plan to include a voice for the natural habitat and to use data when making decisions about land use including as the Comprehensive Plan is reviewed and revised as necessary.

Meeting adjourned at 10:30.

Heidi L. Burhans, County Auditor

Phillip Clifton, Chairman, Board of Supervisors

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| Claims Total by Fund: | General Basic | 54011.23 |
| | General Supplemental | 2126.96 |
| | Mental Health | 18.76 |
| | Rural Services | 27416.41 |
| | Secondary Roads | 132179.63 |
| | Conservation Spec Resource Enhan | 786.47 |
| | Local Option Sales Tax | 1636.80 |
| | Emergency Management | 13.46 |
| | Assessor's Agency | 2428.75 |
| | Intergovernmental-Postage Meter | 2445.47 |
| | Group Health Ins. | 2386.01 |
| | Life & Disability Ins. | 677.67 |
| | Handwritten Claims | 27941.67 |
| | TOTAL | \$254069.29 |