

PROCEEDINGS OF THE WASHINGTON COUNTY LAND USE AND PLANNING COMMISSION TUESDAY, SEPTEMBER 30, 2025

At 6:00 p.m., Chairperson Andrew Hora called the meeting to order at the Washington County Board of Supervisors boardroom. Items on the agenda included Approval of the Preliminary Plat of Pawstang Subdivision.

Commission members Ruth Jones, Karolyn Skubal, and John Trier were also present. Rebecca Bush and Layne Twinam was absent.

Other individuals in attendance Developer Jeff Schiltz, Ron Amelon of MMS Consultants, Kathy Kron, Cullen Kron, Ryan Giannini, Kate Giannini, Sherri Eagle, Doug Swailes, and Washington County Subdivision Coordinator Mya Talbert.

All motions were passed unanimously unless noted otherwise.

On motion by Karolyn, seconded by Trier, the Commission approved the agenda as published.

Discussion began with Hora stating the purpose of the meeting is for the approval and public comments regarding the preliminary plat of Pawstang Subdivision.

Hora inquired about County Staff comments and if there were any concerns.

Talbert addressed the Commission to explain the number and intent of lots from the Preliminary plat application. It was explained that County Environmental Health Director Jason Taylor had noted on their review that a Floodplain permit would be needed prior to any development in the Floodplain. It was also noted from the County, there will be limited building area within Lot 2 of the Subdivision due to a Gas Main easement running through the middle of said lot. The County Departments have signed to approve the Subdivision on their reviews as it meets the provisions of the Washington County Ordinance.

Hora questioned how we can make the future owner aware of this.

Talbert explained that the County made their notation of this on the application reviews, this commission and supervisor's minutes will have this discussion listed, and hopefully when the Subdivider sells the lots it would be mentioned at that time as well.

Amelon explained that the final plat will show all easements within the Subdivision as well as the Abstract will have easements listed.

Hora opens the floor to hear concerns from adjacent property owners.

Mr. and Mrs. Giannini stated concerns with water availability, land use compatibility, erosion during development, water run-off/storm water management, higher volumes of traffic on Vine Ave, safety, and sustainability. They are the current owners of the business, Highland Hideaway Hunting, that lies North adjacent to the proposed subdivision. Their business offers a hunting preserve for hunters.

Kron had a concern with erosion, stormwater runoff, and how it would be re-routed as their property lies to the South. Kron explains the reason there is no housing to the North is due to the limited water supply. Kron went into detail about a previous resident who planned to build a hog building to the North but was unable to for this reason. Kron added if they just plan to build a home and shop, why they would need to subdivide the whole property.

Swailes also had a concern with runoff.

Mrs. Giannini added further details about the previous and surrounding resident's water issues to the West side of Vine Ave. She stated the area wells have been known to issues of going dry and access to water has been difficult. Investigation into water supply and the community well being able to sufficiently supply enough water to the five residential lots is a concern.

Hora questioned Mr. and Mrs. Giannini about their well. Mrs. Giannini stated it was a 90 foot well that was pre-existing before purchasing the property. They had to re-drill the well when they built their residence in 2012, but they have been residences of the property since 2005.

Hora asked how much of the field area they wouldn't be able to use if a house were built on the fence line.

Mr. Giannini explains that it would depend on the location of where the homes are built. Per Iowa Code, you cannot discharge a firearm within 200 yards of a building that is inhabited unless they have written consent from occupied residents. He states that a little over 20 acres of operational fields would be impacting the hunting business.

Hora questioned Giannini's on if they had received releases from residences before on their 200-yard setback or do residences prefer that they maintain the set back.

Mr. Giannini explained with current landowners in the area, they have been given consent to be within the distance. He stated that the residents on the North end by 160th Street had given consent, but they don't go in the area due to the four residential homes. They do not

wish to create a situation and rather maintain the great relationship they have with neighboring properties. If the subdivision passed, they would have to implement the same operation they have done on the North side of the property to the Southside. Relationships go a long way running their business operations and they do what they can to stay within compliance with State Code.

Hora addressed Amelon for his comments.

Amelon stated the water basins are designed to meet/exceed the Ordinance. The basins are designed to take the 100-year developed flow to be reduced down to the five-year pre-developed condition, which would reduce the run-off downstream. The berm of the basin located on the East end within the floodplain is only partially within the Floodplain. Amelon explained they intend to excavate the upstream side of the berm.

Amelon admitted that he will need to look more into it, but he thinks that using a little bit of the volume of the Floodplain where the berm is then excavating will create more volume on the other side. He doesn't believe it will cause an issue with the Floodplain rather it will reduce the flow rate to Vine Ave and flow east across Vine reducing flow rate downstream. Amelon explains the erosion will be handled by applying and obtaining a NPDES permit from the State as well as install silk fence during construction. They will have to seed and stabilize disturb areas during development which is all following State regulations and guidelines.

Amelon addresses the water availability would need to be looked into more; he assumed there was enough houses around the area that there was an aquifer available to supply water. The residential subdivision intends to have all five lots with private well. Amelon stated it would be a deep well around 300-400 feet deep, if it is available. He could contact a Well Driller to see possibilities.

Amelon confirmed with Hora that there will be individual septic systems for each lot. Hora addressed the Commission for any additional questions. Skubal understands their concerns with the limited water supply from the wells as it is a dryer Township. Hora was not sure how the impact would be if they were to drill deeper wells or if there would any impact at all. Upon question by Trier, Amelon indicated that they were too far to have Rural water being 11 miles away from nearest hookup. Hora entertained the idea to make a motion to approve the Preliminary Plat. No commission members moved on the motion. Skubal questioned Hora if they had to approve the plat at this time or if they should provide more time to look into the concerns about water availability. Hora stated the approval can wait until more information on water availability is provided then reconvene later for approval. Amelon offered to discuss with Gingerich Well their options and information around that area to give a better idea on how that would look. He states that it is variable from well to well, but they won't know for sure until a test well would be drilled. On motion by Trier, seconded by Skubal, moved to table discussion on Preliminary Plat for Pawstang Subdivision. Additional discussion followed. On motion by Skubal, seconded by Trier, to have meeting on October 21st, at 6:00 p.m. At 6:35 p.m. on motion by Trier, seconded by Jones, the Commission voted to adjourn.

ATTEST:



ANDREW HORA
Washington County Land Use & Planning
Commission



Mya Talbert
Washington County Subdivision Coordinator