

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: <http://www.jonescountyiowa.gov>



## JONES COUNTY LAND USE

### Written Report of the Jones County Land Use Administrator Request for a Special Permitted Use

Application from:	Michael and Julie Ahrendsen, Contract Owner
For property located:	6776 Jungletown Road, Oxford Junction
Brief legal description:	Lot 7 EXC TR & FRA 14.08 acres in the SW ¼ of Section 18 of Oxford township
Parcel number:	16-18-300-014
Parcel size:	28.87 (Gross Acres)
Proposal:	The request is for continued use of an existing private campground
Current Zoning District:	A-Agricultural
Applicable Ordinance Provisions:	<b>Article V. Zoning Districts</b> <ul style="list-style-type: none"> <li>▪ Section 1. A-Agricultural</li> <li>▪ D. Special Permitted Uses</li> <li>▪ 4. Commercial Recreation Uses</li> </ul>
Date application received:	March 29, 2023
Applicable fee:	\$250 paid on March 29, 2023
Notice published: (Article XXI-Section 5)	Week of April 3, 2023 (11-13 days' notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	March 31, 2023
Report mailed to Board of Adjustment: (Article XXI-Section 7)	April 13, 2023
Report mailed to Applicant: (Article XXI-Section 7)	April 13, 2023

*Copy of application, proposed use, Article IX Commercial Recreation Uses, copy of map attached.*

*See pages 2 and 3 for report.*

**Report of the Jones County Land Use Administrator**  
 (Article XXI-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<i>I have reviewed the Special Permitted Use Application submitted by Mr. and Mrs. Ahrendsen and have no issues or concerns from the Secondary Roads standpoint. I would recommend approval.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>After reviewing this special permitted use application, I do not see any major concerns/impacts of the proposed campground on this site. From the point of view of the Jones Soil &amp; Water Conservation District, approval of this proposal should have no negative effect on the soil and water resources of this area. If any additional construction is planned for the future, the Jones Soil &amp; Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</i>
	Jones County Sanitarian – Paula Hart
Comments:	<ul style="list-style-type: none"> <li>• Out houses are not allowed per Chapter 69 of the septic code now or in the future, therefore must continue use of porta potty for waste disposal as stated in comments provided by applicant.</li> <li>• Recommend testing of sand point well if used for consumption.</li> </ul>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>Part of the property is located in the floodplain. No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of the Jones County Floodplain Management Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received.</i>
	Jones County 911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application the Jones County 911 office finds that there are no conflicts, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. And the request is hereby approved by the Jones County 911 Coordinator</i>

<i>Minimal apparent impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXI-Section 7)
Comments: This property is within the A-Agricultural Zoning District. Its primary use has been for private camping. Generally, Jones County has an attractive landscape for camping and recreational opportunities because of the proximity to the Wapsipinicon and Maquoketa Rivers.	
<i>Minimal apparent impact</i>	Impact which the application would have on surrounding property: (Article XXI-Section 7)
Comments: Surrounding property is general agricultural uses and residential uses. <b>In researching past special permitted use applications</b> , in the case of Bruce and Jani Telleen (section 13 of Lovell Township) in 2021, requested a special permitted use for a private group camping with reservations with a maximum of 10 campsites. The application was approved, with the following conditions: The site is limited to ten (10) sites for immediate development, quiet hours will be in effect from 10:30 p.m. – 6:00 a.m., emergency 911 sign will continue to be posted, rental agreement to be signed by RV owners, Jones County Environmental Services guidelines for septic and wells will be complied with, and future expansion will necessitate re-appearance before the Board of Adjustment. It was also noted that there are lighting and sign requirements under the zoning ordinance that would need to be followed.	

Further Reference to:

- Article XV-Lighting Requirements
- Article XVI – Sign Requirements
- Article XVIII-Off-Street Parking

**Potential outcomes of Special Permitted Use**

- Approve the application in full.*
- Approve the application subject to modifications or conditions.*
- Table the application and to request review by the Board of Supervisors.*
- Deny the application (provide reasoning for denial).*

  
Jones County Land Use Administrator  
Sheralyn Schultz

4-13-23  
Date



Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**Jones County Zoning**  
**Special Permitted Use Application**

<b>For Office Use Only</b>		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: <u>3-29-23</u>
Comments: _____		
Signature of Jones County Land Use Administrator		✓ \$250.00 3-29-23

The Board of Adjustment will review the proposal and deny or approve.

Fee: \$250.00 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 3-29-23

Owner Information			
Name on property: <u>Michael &amp; Julie Ahrendsen</u>			
Address to receive mail:	House Number & Street: <u>7922 Jungletown Road</u>		Apartment/Unit
	City: <u>Oxford Jct</u>	State: <u>Iowa</u>	Zip Code: <u>52323</u>
Phone:	<u>(319) 936-1435</u>	E-mail Address:	

Applicant Information			
Name: (If different from above.)			
Address to receive mail:	House Number & Street:		Apartment/Unit
	City:	State:	Zip Code:
Phone:	( )	E-mail Address:	

Parcel Information			
Township	<u>Hale</u>	Section	<u>13</u>
Zoning District:	<u>Agricultural</u>		Property Address <u>6776 Jungletown Road, Oxford Jct</u>
			County Parcel ID(s), if known: <u>148300014</u>

Additional information regarding the parcel(s), if any:

### Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

**A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.**

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

**R - Residential District Special Permitted Uses Article V – Section 3. D.**

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

**RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.**

- Home-based industries subject to Article VII.

**C1 - Commercial District Special Permitted Uses Article V – Section 5. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

**C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

**I1 - Industry District Special Permitted Uses Article V – Section 7. D.**

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov).

The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or contact Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

  
 \_\_\_\_\_  
 Applicant Signature

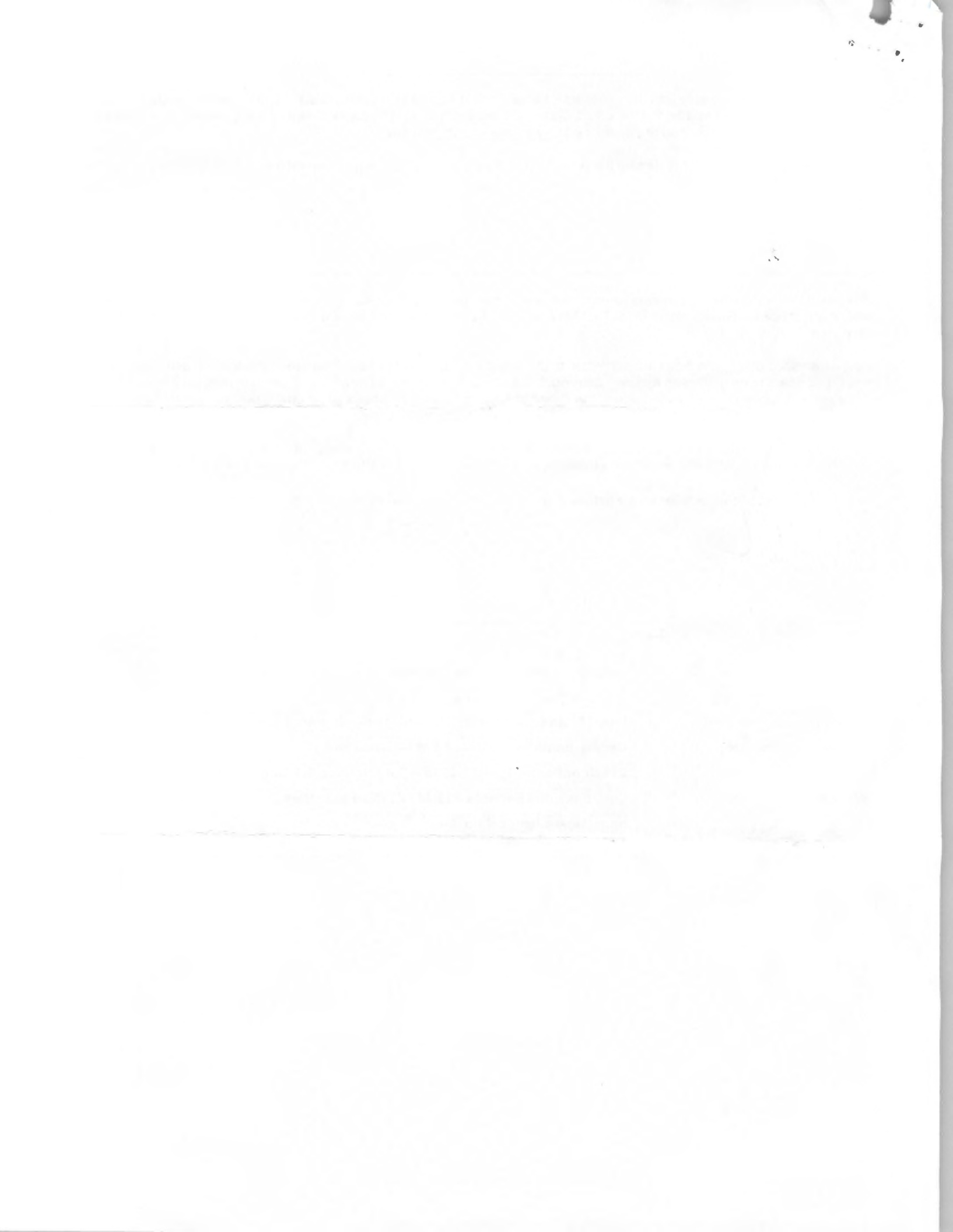
3-27-23  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Owner Signature (if different than above)      Date

**QUESTIONS**

**WHO TO CONTACT**

Flood Plain Determination	<b>Flood Plain Coordinator 319-462-4386 – Brenda Leonard</b>
Access Permit for Drive	<b>County Engineer 319-462-3785 – Derek Snead</b>
911 Address	<b>911 Coordinator 319-462-2735 – Gary Schwab 9-1 Mon - Wed</b>
Well and Septic	<b>Environmental Services 319-462-4715 – Paula Hart</b>
Electrical Permits/Inspections	<b><a href="https://iowaelectrical.gov/">https://iowaelectrical.gov/</a> – Jay Cress 563-451-3710</b>





This campground has been active for over 30 years. I recently bought the property containing the campground. I do not know what paperwork was done for the county by the previous owner.

\*Traffic volumes are low.

\*The campground currently has eight repeat tenants.

\*I own the majority of the surrounding land. There is one house which is on a ½ acre of land and currently unoccupied. There is one other landowner who owns a small area on the east end of the property. He is comfortable with campers.

\*Each camper is required to have their own temporary waste disposal.

\*The campground is not open to the public.

May 1<sup>st</sup> to November 1<sup>st</sup> is the rent period.





16-18-300-007  
10.91 acres  
LASACK, MARSHA

16-18-300-007

16-18-300-009  
6.5 acres

16-18-300-011  
3986

16-19-100-002  
37.76 acres

65th AVE.

4349

CLARK, EMILY P  
16-18-300-006  
9.82 acres

16-18-300-004  
acres

16-18-300-003  
acres

16-18-300-014  
28.87 acres  
AHRENSEN, MICHAEL J & JULIE

6776

16-19-100-001  
38.86 acres

JUNGLE TOWN RD.

16-18-300-010  
16-18-300-010  
6886  
0.5 acres

16-18-300-015  
16-18-300-015  
11.03 acres  
AHRENSEN, MICHAEL J & JULIE

KUEHL, RANDALL L TR, RANDALL L & NANCY KUEHL REVTR  
16-19-100-001

AHRENSEN, MICHAEL J & JULIE

15-13-400-010

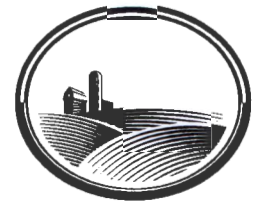
15-13-400-010

46.91 acres

15-24-200-014



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## JONES COUNTY LAND USE

### Written Report of the Jones County Land Use Administrator

Application from:	Camp Courageous Of Iowa Inc, Owner
Telephone number:	319-465-5916 ext. 2100
For property located at:	12645 190 <sup>th</sup> St., Monticello
Brief legal description:	Parcel 2001-69 in the NW ¼ in Section 6 of Scotch Grove Township
Parcel number:	07-06-100-007
Parcel size:	8.98 acres
Proposal:	The request is to allow for an additional residence to be built on one parcel that currently contains five existing dwellings.
Current Zoning District:	A-Agricultural
Current Assessor's Taxation:	Exempt
Applicable Ordinance Provisions:	Chapter 3 Jones County Zoning Ordinance Title VI – Property & Land Use Article IV. Zoning Districts <ul style="list-style-type: none"> <li>▪ Section 2. Dwellings Per Parcel</li> </ul>
Date application received:	March 29, 2023
Applicable fee:	\$250 paid March 29, 2023
Board of Adjustment meeting date:	April 18, 2023
Notice published: (Article XXI-Section 5)	Week of April 3, 2023 (11-13 day's notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	March 31, 2023
Report mailed to Board of Adjustment: (Article XXI-Section 7)	April 13, 2023
Report mailed to Applicant: (Article XXI-Section 7)	April 13, 2023

*Copy of application, statement of intent and parcel map attached.*

*See pages 2-5 for report.*

**Report of the Jones County Land Use Administrator**

(Article XXI-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<i>I have reviewed the Variance Application submitted by Mr. Becker on behalf of Camp Courageous and recommend it approval. Please remind the applicant that the existing right-of-way along this property is 40' from the centerline of the roadway +/- . The Jones County Setback Ordinance prohibits any structures to be erected within thirty (30) feet of the established road right-of-way line. I have already approved an Application for Access with the applicant for this location.</i>
	Jones County Conservation Director – Brad Mormann
Comments:	<i>No comments received.</i>
	Jones County Flood Plain Manager – Brenda Leonard
Comments:	<i>This property is not located in a floodplain.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>No comments received.</i>
	Environmental Health – Paula Hart
Comments:	<i>Must obtain septic and well permits from this department prior to construction of new dwellings. Minimum required separation distances must be met.</i>
	911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application, the Jones County 911 office finds that there are addressing concerns with this request, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. The available address numbers for possible structures on either side of 190th St in this area is relatively small. This office will require a site plan of potential future development for this parcel so that a practical addressing plan can be put in place. The consequences of not having a plan may result in addresses being changed due to further development. Therefore, approval of this request is denied until such time as the addressing concern is resolved to the satisfaction of the Jones County 911 Coordinator.</i>

**Variance Checklist – Three-part Standard**

	The site cannot yield a reasonable return if used only as zoned. Deprived of all beneficial use of land.
	The hardship is due to unique circumstances and not to the general conditions in the neighborhood.
	The proposal will not substantially alter the character of the locality. (size of parcel, character, intensity of use, height, etc.)

	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments:	<i>The 2012 Comprehensive Plan describes the tools that manage land use such as the zoning and subdivision ordinance.</i>
	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments:	<i>There will be additional traffic. Additional house on existing or new well, septic system ground disruption.</i>

<b>Review by the Board of Adjustment</b> (Article XXI Section 8.) Options to the Board of Adjustment:
<input type="checkbox"/> <i>Approve the application in full.</i>
<input type="checkbox"/> <i>Approve the application subject to modifications or conditions.</i>
<input type="checkbox"/> <i>Table the application and to request review by the Board of Supervisors.</i>
<input type="checkbox"/> <i>Deny the application (provide reasoning for denial).</i>

**Comments:** Mike Kraus, contractor for Camp Courageous Inc., contacted Gary Schwab, Jones County 911 Coordinator, for a 911 address sign for a duplex being built for Camp Courageous Inc., located at 12645 190<sup>th</sup> Street, Monticello. Gary Schwab instructed Kraus to contact me (Sheralyn Schultz), Jones County Land Use Administrator, to see if Camp Courageous Inc., had applied for a permit to build the duplex. I had no knowledge of the duplex being built, nor had Camp Courageous Inc. applied for an application for the construction of the duplex. On March 28, 2023, since construction had already begun and cement for the foundation had already been poured, I gave verbal instruction to Mike Kraus over the phone, to stop all construction until Camp Courageous was granted an approval to continue. The following email was sent to Charlie Becker (representing Camp Courageous) on March 28, 2023:

*From: Sheralyn Schultz, Deputy Auditor  
Sent: Tuesday, March 28, 2023 2:00 PM  
To: Charlie Becker <cbecker@campcourageous.org>  
Subject: FW: Mini-golf course*

*Hi Charlie,*

*I have been in contact with Mike Kraus about a house he is building for Camp Courageous on 190th Street. As stated in the email below, and also in the paperwork from your projects in the past, before you begin construction on any new structures or buildings, you need to complete the appropriate applications for approval.*

*I understand the cement for the basement of this house was poured this morning. Construction needs to be stopped immediately until you receive an approval to go ahead with the construction.*

*For this house, you will need to complete a variance application and appear before the Board of Adjustment for approval, since building this house does not meet the requirements of the zoning ordinance. I have attached the variance application to this email. There is also a \$250 non-refundable fee to Jones County.*

*The next Board of Adjustment meeting is April 18 at 4:00. Deadline for applications for that meeting is tomorrow, March 29, at 4:30 pm. The following meeting is tentatively scheduled for May 16, with the deadline of April 26.*

This is a previous email to Charlie Becker regarding what type of structures require permits:

*From: Sheralyn Schultz, Deputy Auditor <Sheralyn.schultz@jonescountyiowa.gov>*

*Date: Monday, February 13, 2023 at 3:38 PM*

*To: Charlie Becker <cbecker@campcourageous.org>*

*Subject: Mini-golf course*

*Hi Charlie,*

*In reviewing your special use permit from 2015, you would be ok to go ahead with the Mini-golf course. **Any structures or buildings would need permits.** Near the main*

*campus is zoned C-2 Highway Zoning District. Anything in that area would need to follow the conditional zoning agreement from 2018.*

Charlie stopped in the Auditor's office the afternoon of March 28, 2023 to pick up the application for construction of the duplex. In researching the property, I determined that it was located in the Agricultural zoning district - on one parcel that already contained five existing dwellings (built before the zoning ordinance took effect). I informed Charlie that he would need to complete a variance application and appear before the Board of Adjustment for approval, since building this duplex does not meet the requirements of the Agriculture Zoning Ordinance: Chapter 3 – Jones County Zoning Ordinance: Title VI – Property & Land Use, Article IV. Zoning Districts, *Section 2: Dwellings per parcel – There shall be no more than one (1) dwelling per lot, except for auxiliary and seasonal dwelling units.*

I reminded him that no further construction can be done until he receives approval. Charlie wrote a check for \$250 for the fee and took the red zoning yard sign with him for the property. He emailed the completed application to me the following day, March 29, 2023 to meet the deadline.

**A review of past approved permits for Camp Courageous:**

• **Approved Special Permitted Use** (March 17, 2015): Commercial Recreation Use under Article IX including existing structures for Camp Courageous, a new dwelling for staff and volunteers and a new pavilion which is located on a parcel adjacent to the existing camp facilities. ***This Commercial Recreation Use is approved for Camp Courageous with the following conditions:***

- *This approval includes all existing structures located at Camp Courageous. Any future additions or expansion will require additional approval by the Board of Adjustment.*  
- *All general provisions must be met under Section 1 Article IX Commercial Recreation Use.*

- *To mitigate deleterious effects of anticipated traffic volumes and availability of emergency services, parking may be temporarily prohibited provided approval from the County Engineer and County Board of Supervisors for periodic events hosted by Camp Courageous. A written request must be submitted to the County Engineer at least two weeks prior to the event. The traffic control devices used, placement and positioning shall be in accordance with Chapter 5A of the Manual on Uniform Traffic Control Devices (MUTCD). The devices and installation costs associated with the temporary traffic control devices shall be the responsibility of the applicant. All traffic control devices must be removed immediately following conclusion of the event.*

• **Approved Conditional Re-Zoning Agreement** (July 17, 2018): The request was to rezone property described as the NW ¼ NW ¼ in Section 5 of Scotch Grove Township (tax parcel 07 05 100 001) containing approx. 39 acres, and the East 990' of the North 1,320' of the NE ¼ of Section 6 of Scotch Grove Township (tax parcel 07 06 200 006) containing approximately 29.25 acres, from the A-Agricultural District to the C-2 Highway Commercial District for the purpose of replacing an existing, non-conforming sign with a new digital message board at the camp's main entrance and for future growth in facilities and staffing.

**FINDINGS OF FACT:**

- *Camp Courageous campus, not including the Weepie Addition and Old School House, is currently zoned Agricultural with a Special Use Permit for a Commercial Recreational facility.*

- *The proposal although not consistent with the Comprehensive Plan on its face, the*



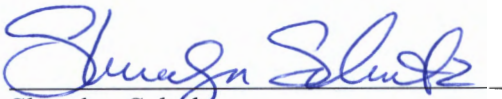
*fact that the initial and developed usage existed well before the Plan adoption, and, the approval of the Special Use Permit for a Commercial Recreational Use in 2015, creates conditions that ameliorate the Plan.*

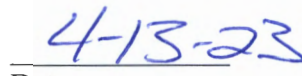
- The existing uses have co-existed compatibly with the neighborhood for several years.*
- The Jones County Conservation Board and Iowa DNR offered no use related objections.*
- There is no long range Master Development Plan for Camp Courageous, and as such, only the Base Camp (NW ¼ NW ¼ Section 5) and Durgin Pavilion (East 990' North 1320' NE ¼ Section 6) parcels should be rezoned to the C-2 Highway Commercial District.*
- The amended proposal would minimize impacts on the neighborhood.*

CONDITIONS:

*We hereby accept and agree to the following conditions placed on the property described as NW ¼ NW ¼ Section 5 and the E 990' North 1320' NE ¼ of Section 6 of Scotch Grove Township.*

- The Weepie Addition, Old School House, and Pitlik Addition parcels shall remain within the Agricultural Zoning District.*
- The proposal, as amended, should be submitted to the City of Monticello for their review.*
- All signage, lighting and other county zoning requirements shall be carefully complied with.*
- All future development shall be subject to review and approval by the Jones County Planning & Zoning Commission.*
- Non-camper related activities (rentals) of Durgin Pavilion shall cease by 11 p.m.*

  
Sheralyn Schultz  
Jones County Land Use Administrator

  
Date



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## Jones County Zoning Variance Application

<b>For Office Use Only</b>		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ <b>Signature of Jones County Land Use Administrator</b>		<i>✓ \$250.00 3-29-23</i>

The Board of Adjustment will review the proposal and deny or approve.

**Fee: \$250.00 (non-refundable) payable to Jones County, with the completed application**

**Date Application Filed:** *3-29-23*

Owner Information			
Name on property: <b>Camp Courageous</b>			
Address to receive mail:	House Number & Street: <b>12645 190th ST</b>		Apartment/Unit
	City: <b>Monticello</b>	State: <b>Iowa</b>	Zip Code: <b>52310</b>
Phone: 319 ( ) 465-5916 ext. 2100	E-mail Address: <b>cbecker@campcourageous.org</b>		

Applicant Information			
Name: (If different from above.)			
Address to receive mail:	House Number & Street:		Apartment/Unit
	City:	State:	Zip Code:
Phone:	( )	E-mail Address:	

Parcel Information					
Township	<b>Scotch Grove</b>	Section	<b>6-85-2</b>	Property Address	<b>12645 190th ST</b>
Zoning District:				County Parcel ID, if known: <b>0708100007</b>	

- Please attach the following to this application:
1. A description of the nature of the proposal.
  2. A legal description of the real estate upon which the proposed use will be located.
  3. A statement of the intended use.
  4. A "sketch" map or aerial photo of the proposed site development noting the proposed parcel lines and building locations.
  5. The disruption expected to be incurred on the area's present setting.
  6. Methods to be implemented to lessen the severity of the said disruption.

**VARIANCE**

The five-member Board of Adjustment appointed by the County Board of Supervisors decides variances to the county's zoning ordinance. The decisions of the Board of Adjustment must comply with the provisions of the county ordinance as it is written. The Board of Adjustment's duty is not to compromise for a property owner's convenience but rather to apply appropriate legal standards to a specific fact situation. A variance may only be granted if the landowner proves that an unnecessary hardship will result if the zoning regulations are enforced as stated in the ordinance. Variances are intended to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

You will have an opportunity to present information to the Board of Adjustment regarding your request for a variance. To maintain impartiality and avoid a possible conflict of interest, do not speak to any member of the Board of Adjustment about your application except at the hearing. Do not direct any written communication about your application to a member of the Board of Adjustment unless you also file a copy with the Land Use Office. Your failure to observe these rules may invalidate your application.

Any landowner, or other person, aggrieved by a decision rendered under the Jones County Zoning Ordinance by the Board of Adjustment may file a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

A variance is requested because of the following reason:

- Proposal does not qualify as a Permitted Use in the zoning district in which it is located.
- Proposal does not qualify as a Special Permitted Use in the zoning district in which it is located.
- Proposal does not meet the lot area, or setback requirements, in the zoning district in which it is located.
- Other Unknown...

Would this proposal qualify as a permitted or special permitted use if the property were located in a different zoning district?  
Example: If your proposal is not permitted in the existing agricultural zoning district, it might be a permitted use in the residential zoning district.

- Yes If so, in which zoning district would your proposal qualify as a permitted, or special permitted use?  
Unknown
- No

I believe the Jones County Board of Adjustment should grant a variance for this proposal, and that the proposal qualifies for a variance because of the unnecessary hardship imposed by the requirements of the Jones County Zoning Ordinance, as noted below:

- 1. Reasonable Return – The land in question cannot yield a reasonable return if it is used only for a purpose allowed in the zoning district in which it is located. Lack of a "reasonable return" may be shown by proof that the owner has been deprived of all beneficial use of his land. All beneficial use is said to have been lost when the land is not suitable for any use permitted by the zoning ordinance in zoning district in which it is located.
- 2. Unique Circumstances – The plight of the owner is due to unique circumstances and not the general conditions in the neighborhood. Problems common to several properties do not constitute "unique circumstances" (i.e. severe slope affecting numerous neighboring properties).
- 3. Self-created – An unnecessary hardship must not have been self-created. When property is purchased, the new owner assumes any liability created by the previous landowner.
- 4. Essential character – Use to be authorized by the variance will not alter the essential character of the locality. The Board of Adjustment cannot grant a variance if the proposed use will have detrimental effects on surrounding properties.

The Jones County Zoning Ordinance is available on-line at [www.jonescountyiowa.gov/land use](http://www.jonescountyiowa.gov/land_use).

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Applicant Signature

*Charles W. Becker*

Date

3-29-2023

Owner Signature (if not the applicant)

**CHARLES W. BECKER, C.E.O.**  
**12007 190TH ST PO BOX 418**  
**MONTICELLO, IA 52310-0418**

Date

TO: JONES COUNTY ZONING VARIANCE APPLICATION  
FR: CAMP COURAGEOUS-Charlie Becker  
RE: PERMISSION TO CONSTRUCT A DUPLEX AT THE BECKWITH ADDITION WHERE FIVE OTHER STAFF HOUSES EXIST.

1. Camp Courageous has been very fortunate to see continued growth over its 50-years. From 211 campers over a summer of 1974 to nearly 10,000 campers today. It has grown from few visitors, to nearly 100,000, before Covid, making it one of the county's largest draws, next to the Great Jones County Fair. It has grown from 40-acres to nearly 400 and from 5 buildings to around 35. And from a staff of about a dozen in 1974 to nearly 100 in the summer. Key to that growth is providing exceptional housing to an exceptional staff. Some of those currently living in staff housing at Camp Courageous include volunteers Jim & Mary Zimmerman and Craig & Sheri Lampe, along with dozens of others. Due to the nature of Camp Courageous being available to campers with disabilities, 24/7/365, it is important to have staff from medical to maintenance to program, close.
2. Scotch Grove Section 6-85-2 West fence line for approximately 120'.
3. Currently, what Camp refers to as the Weepie Addition, (12645 190<sup>th</sup> ST) there are 5-staff homes. As the Camp has grown to need a home for an Aquatic's Director and Assistant Aquatic's Director, Camp felt a duplex, similar to those across from the Pizza Ranch in Monticello would be the best use of space and resources. Thus, we enlisted Mike Kraus, who built those 8-units, and many others, to build a unit for Camp Courageous. Having built many homes in the 50-year history of the Camp Courageous, Camp was not aware of permits that needed to be completed by the landowner. In addition, Camp has enlisted the services of Jon Larson, a Jones County native, with Hall & Hall Engineering, to meet all Camp's engineering needs.
4. Attached
5. There will be no disruption.
6. NA

"Farm and Farming (Agricultural): The building(s) and use of land for growing agricultural or farm produce or products, including, but not limited to the following: The growing of grains, hay, vegetables, fruits, and trees; grazing, dairying and raising of livestock or poultry; and the storing and treating and feeding of the farm produce or products. Parcels of 10 acres or less will be considered residential unless the applicant provides a site plan, business plan and Federal Tax Schedule F to prove otherwise."

The parcel with the proposed duplex, five houses, storage bldg, etc is approx. 9 acres. By the County's own definition, this a residential parcel.



D. B. P. H.

#4



Duplex

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



## JONES COUNTY LAND USE

### Written Report of the Jones County Land Use Administrator

Application from:	Peggy McCormick, Owner
For property located at:	12174 190 <sup>th</sup> St, Monticello
Brief legal description:	COM 173' E of SW COR SE SE TH N 294' E TO PARK LD. S TO RD W TO BEG.
Parcel numbers:	03-31-400-009
Parcel size (current):	2.88 Acres
Parcel size (proposed):	Propose splitting .32 acres with 2.56 acres remaining
Proposal:	Variance request is to allow a split within the A-Agricultural Zoning District that does not meet the requirements within the zoning district.
Current Zoning District:	A-Agricultural
Applicable Ordinance Provisions:	<p>Article V Zoning Districts</p> <ul style="list-style-type: none"> <li>• Section 1. A-Agricultural</li> <li>• B. Permitted Uses</li> <li>• 7. Farmstead splits (residential)</li> <li>• (e.) In addition, an existing farm dwelling may be split from the adjacent farmland. A minimum of two (2) acres, exclusive of road rights-of-way, is required and shall include a minimum lot width of 150 feet. After separation, the parent farm must have 40 or more acres remaining.</li> </ul>
Date application received:	March 29, 2023
Applicable fee:	\$250 paid on March 29, 2023
Board of Adjustment meeting date:	Tuesday, April 18, 2023
Notice published: (Article XXI-Section 5)	Week of April 3, 2023 (13-15 days notice provided; 5-20 days required)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	March 31, 2023
Report mailed to Board of Adjustment: (Article XXI-Section 7)	April 13, 2023
Report mailed to Applicant: (Article XXI-Section 7)	April 13, 2023

*Copy of application, statement of intent and parcel map attached.*

*See pages 2-5 for report.*

**Report of the Jones County Land Use Administrator**  
 (Article XXI-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<i>I have reviewed the Variance Application submitted by Peggy McCormick and have no issues with the application. I would recommend acceptance.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>I do not see any major concerns/impacts of the planned variance application for Peggy McCormick to sell land to Camp Courageous, at the proposed locations. However, there are some fragile soils in this area on moderately steep slopes. Disturbance of the land cover in these areas could cause soil erosion, resulting in degraded lands. In addition, any runoff from heavy rain events during construction is likely to wash soil and other loose material into adjacent water bodies, impairing the water quality and degrading aquatic habitat. The Jones Soil &amp; Water Conservation District advises putting a construction site erosion control plan in place prior to starting any land disturbing activity. The plan should include the installation of practices such as silt fence and mulching to prevent on-site soil erosion and also address sediment leaving the property.</i>
	Jones County Sanitarian – Paula Hart
Comments:	<i>No comment from this department.</i>
	Jones County Conservation Director – Brad Mormann
Comments:	<i>No comments received from this department.</i>
	Jones County Flood Plain Manager – Brenda Leonard
Comments:	<i>The property at 12174 190<sup>th</sup> St Monticello, is not located in or near a floodplain.</i>
	E911 Coordinator – Gary Schwab
Comments:	<i>In review of the above stated application the Jones County 911 office finds that there are no conflicts, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances. And the request is hereby approved by the Jones County 911 Coordinator.</i>

<b>Variance Checklist – Three-part Standard</b>	
	The site cannot yield a reasonable return if used only as zoned. Deprived of all beneficial use of land.
	The hardship is due to unique circumstances and not to the general conditions in the neighborhood.
	The proposal will not substantially alter the character of the locality. (size of parcel, character, intensity of use, height, etc.)



	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
<i>Comments: The 2012 Comprehensive Plan describes the tools that manage land use such as the zoning and subdivision ordinance.</i>	
	Impact which the application would have on surrounding property: (Article XXV-Section 7)
<i>Comments: There will be minimal disruption to the surrounding property.</i>	

**Comments:** Charlie Becker stopped in the office on March 28, on behalf of Peggy McCormick, stating Camp Courageous, Inc., wants to purchase .32 acres of McCormick's property that borders the camp. The reason for this was due to water drainage problems that ran from Camp Courageous's property onto McCormick's land. Becker stated for the past few years, the camp has taken responsibility of the drainage problem on McCormick's land, and has been maintaining it and re-seeding it every spring. Camp Courageous, Inc. is wanting to install a fence and would like to purchase that portion of the property so the fence line would be along the property line after acquiring the land.

I informed Becker that the property is located in the Agricultural zoning district, and to be able to split the land, McCormick would need to have 40 acres remaining after the split, and the split would be required to contain at least two acres. Because McCormick's property is only 2.88 acres, this would not meet the requirements for a split.

I did explain to Becker that McCormick has the option of contacting an attorney for the purpose of an easement that would legally allow Camp Courageous, Inc. access to the property to continue maintaining the property as they have in the past. Becker did not seem interested in the easement option, as he preferred to have the land owned by Camp Courageous, because they are the ones maintaining it. Becker paid the \$250 fee for the application and was going to email the completed application to me. He was also given the Variance yard to display on the property.

McCormick called me after she spoke with Becker on March 28, and I explained the same reasons why she didn't qualify for a split. I explained the easement option to McCormick as well, and she was going to speak with Becker again and see what he wanted to do. I received the completed application the next day.

In researching previous Variance applications, in the case of Craig and Lisa Stadtmueller (Owner) and Doug Yates (Applicant), section 20 of Lovell Township (October 18, 2022), they requested to split a pre-existing, non-conforming parcel in the residential zoning district (less than one acre). The request was denied due to the following reasons: The board recommended proceeding with the legal means of a subdivision; proceeding with the subdivision would result in two legal parcels; and the criteria within the Variance Checklist (three-part standard) had not been met.

In the case of Brett and Laura Butler (owners) and Brian A. Rickels (applicant), section 11 of Washington Township (November 19, 2019), they requested a variance to permit a split within the agricultural district that is less than the 2-acre requirement and does not use the Farmland Split residential split option. Motion to deny the Variance was passed by a majority vote due to the following reasons: Approving such a request would set a precedence within Jones County to allow parcels to be split within the Agricultural District that would be less than two acres and allow more splits than permitted by the ordinance; the request does not meet the minimum lot size requirement within the Agricultural Zoning District of two acres; approval of such request would allow more splits than permitted within the Agricultural Zoning District; the Board of Adjustment felt the

issue could be handled with an agreement to allow a building on leased land.

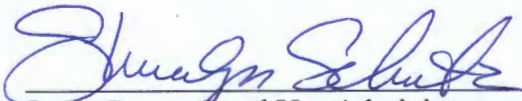
In the Court of Appeals of Iowa, in the case of Mary Early and Bankers Trust Company as trustees of the Mary Sue Earley Revocable Trust (Plaintiffs-Appellants) vs. Board of Adjustment of Cerro Gordo County, Iowa (Defendant-Appellee) and Gregory Saul and Lea Ann Saul (Intervenors-Appellees): Gregory and Lea Ann Saul own property in Clear Lake, which is in Cerro Gordo County. Although local ordinances require a six-foot side yard setback, on the west side of the Sauls' property, a patio came within twenty-one inches of the lot line. There were short walls enclosing the patio. The property owner to the west was the Mary Sue Earley Revocable Trust dated Sept. 25, 1994 (Earley). There is a wood fence on the east side of the Earley property, separating the two properties. The Sauls had a pergola, or canopy roof, built over the patio in order to give shade to the area. The pergola did not extend further than the preexisting patio. On Nov. 8, 2018, the Cerro Gordo County Planning and Zoning Administrator informed the Sauls they may be in violation of a county zoning ordinance because they had not obtained a permit prior to building the pergola. The Sauls then filed a zoning permit application. The Administrator denied the permit because the pergola was too close to the west side lot line. The Sauls appealed the Administrator's decision to the Cerro Gordo County Zoning Board of Adjustment. They sought a variance, claiming "there are unusual conditions or circumstances which cause a hardship when provisions of Zoning are strictly applied." They asserted that due to the preexisting patio, there was no other place to put the posts to hold up the pergola. They added the pergola was already built and they did not want to tear it down. The Sauls stated, "The structure is in the same footprint as the deck that was already in place. This pergola will not change the spirit of the neighborhood or infringe on any neighboring property rights, use, or enjoyment of their land." The Board scheduled a public hearing on Jan. 22, 2019. At the hearing, the Administrator stated he had not heard any complaints from the neighbors. No one appeared to contest the Sauls' request for a variance. The Board received evidence from the contractor that the patio and the posts for the pergola were in place before he built the pergola. The Board approved the variance. On Feb. 19, 2019, Earley filed a petition for writ of certiorari, claiming the Board's approval of the variance was improper and illegal. The Sauls filed a motion to intervene, which was granted by the district court. The district court annulled the writ. The court concluded, "The Board's grant of the variance was not a product of illogical reasoning, an unreasonable decision, or an abuse of its discretion." Earley appealed the district court's decision. Earley claims the Board acted illegally by granting the zoning variance because the Board's decision was not supported by substantial evidence and was arbitrary and capricious. Earley asserts the Sauls did not show they would be denied a reasonable rate of return if the variance was not granted or that there were unique circumstances justifying a variance. Earley has the burden to show the Board's order granting the variance was illegal. Under Iowa Code section 414.12(3) (2019), a board of adjustment may grant a zoning variance if it would "not be contrary to the public interest" and "where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done." The Cerro Gordo County Ordinances provide the Board with the authority to grant variances using identical language. Cerro Gordo County, Iowa, Code of Ordinances No. 15, § 24.4(3). "[T]he power to grant variances should be used sparingly." The Sauls were seeking an area variance. "An area variance does not involve a use prohibited by an ordinance, but concerns a deviation from specific requirements such as height limitations, setback lines, size regulations, and the like." For an area variance, like a use variance, an applicant must show unnecessary hardship if the request for a variance is not granted. If an applicant does not establish any one of the elements, the application for a variance should be denied. The district court found there was a close issue on the first element, "the land in question cannot yield a reasonable return if used only for a purpose allowed in that zone." See *Graziano*, 323 N.W.2d at 236. For residential property that is not used for profit, we may consider whether denial of the variance would result in "the infringement of peaceful enjoyment" of the property such that it is "equal to a denial of all

beneficial use.” Greenawalt, 345 N.W.2d at 543. Considering the evidence as a whole, the district court found: While differing and inconsistent conclusions can be drawn from the evidence presented to the Board of Adjustment, it does not appear from the record that the Board ignored any of the evidence when drawing their conclusion. Rather, the opposite inference is apparent from the record. The Board considered evidence of the existing structure, the lack of apparent zoning permits for the existing patio, the additional setback between the properties, and each parties’ arguments in relation to the current Iowa law and testimony given at the public hearing. Further, Iowa law does not require the Board to account for every fact they accepted or rejected in the record. Therefore, there was substantial evidence that permitted the Board to attribute stronger credibility to some arguments and not others. The Board could have concluded, based upon the evidence, that the Sauls established their burden of proof for undue hardship requiring a variance. We find no error in the district court’s conclusions. The court reviewed the evidence using the correct standard of review and properly applied the law. Earley has not shown the Board acted illegally. We affirm the decision of the district court.

**Review by the Board of Adjustment** (Article XXI Section 8.)

Options to the Board of Adjustment:

- Approve the application in full.*
- Approve the application subject to modifications or conditions.*
- Table the application and to request review by the Board of Supervisors.*
- Deny the application (provide reasoning for denial).*

  
Jones County Land Use Administrator  
Sheralyn Schultz

4-13-23  
Date



Peggy McCormick



Jones County Land Use  
Rm 113 Courthouse, 500 W Main St.  
Anamosa, Iowa 52205  
Phone: 319-462-2282 Fax: 319-462-5815  
Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)

### Jones County Zoning Variance Application

<b>For Office Use Only</b>		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		<i>✓ \$250.00 3-29-23</i>

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$250.00 (non-refundable) payable to Jones County, with the completed application**

Date Application Filed: *3-29-23*

Owner Information			
Name on property: Peggy McCormick			
Address to receive mail:	House Number & Street: 12174 190th ST	Apartment/Unit	
	City: Monticello	State: Iowa	Zip Code: 52310
Phone: 319-465-4710-	E-mail Address:		

Applicant Information			
Name: (If different from above.)			
Address to receive mail:	House Number & Street:	Apartment/Unit	
	City:	State:	Zip Code:
Phone: ( )	E-mail Address:		

Parcel Information			
Township	Richland	Section	31-86-02
Property Address		12174 190th	
Zoning District:	<del>Residential</del> <i>Agricultural</i>		County Parcel ID, if known: 0331400009

Please attach the following to this application:

1. A description of the nature of the proposal.
2. A legal description of the real estate upon which the proposed use will be located.
3. A statement of the intended use.
4. A "sketch" map or aerial photo of the proposed site development noting the proposed parcel lines and building locations.
5. The disruption expected to be incurred on the area's present setting.
6. Methods to be implemented to lessen the severity of the said disruption.

**VARIANCE**

The five-member Board of Adjustment appointed by the County Board of Supervisors decides variances to the county's zoning ordinance. The decisions of the Board of Adjustment must comply with the provisions of the county ordinance as it is written. The Board of Adjustment's duty is not to compromise for a property owner's convenience but rather to apply appropriate legal standards to a specific fact situation. A variance may only be granted if the landowner proves that an unnecessary hardship will result if the zoning regulations are enforced as stated in the ordinance. Variances are intended to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

You will have an opportunity to present information to the Board of Adjustment regarding your request for a variance. To maintain impartiality and avoid a possible conflict of interest, do not speak to any member of the Board of Adjustment about your application except at the hearing. Do not direct any written communication about your application to a member of the Board of Adjustment unless you also file a copy with the Land Use Office. Your failure to observe these rules may invalidate your application.

Any landowner, or other person, aggrieved by a decision rendered under the Jones County Zoning Ordinance by the Board of Adjustment may file a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

A variance is requested because of the following reason:

- Proposal does not qualify as a Permitted Use in the zoning district in which it is located.
- Proposal does not qualify as a Special Permitted Use in the zoning district in which it is located.
- Proposal does not meet the lot area, or setback requirements, in the zoning district in which it is located.
- Other Unknown

Would this proposal qualify as a permitted or special permitted use if the property were located in a different zoning district?  
Example: If your proposal is not permitted in the existing agricultural zoning district, it might be a permitted use in the residential zoning district.

- Yes If so, in which zoning district would your proposal qualify as a permitted, or special permitted use?  
Unknown
- No

I believe the Jones County Board of Adjustment should grant a variance for this proposal, and that the proposal qualifies for a variance because of the unnecessary hardship imposed by the requirements of the Jones County Zoning Ordinance, as noted below:

- 1. Reasonable Return – The land in question cannot yield a reasonable return if it is used only for a purpose allowed in the zoning district in which it is located. Lack of a "reasonable return" may be shown by proof that the owner has been deprived of all beneficial use of his land. All beneficial use is said to have been lost when the land is not suitable for any use permitted by the zoning ordinance in zoning district in which it is located.
- 2. Unique Circumstances – The plight of the owner is due to unique circumstances and not the general conditions in the neighborhood. Problems common to several properties do not constitute "unique circumstances" (i.e. severe slope affecting numerous neighboring properties).
- 3. Self-created – An unnecessary hardship must not have been self-created. When property is purchased, the new owner assumes any liability created by the previous landowner.
- 4. Essential character – Use to be authorized by the variance will not alter the essential character of the locality. The Board of Adjustment cannot grant a variance if the proposed use will have detrimental effects on surrounding properties.

The Jones County Zoning Ordinance is available on-line at [www.jonescountyiowa.gov/land use](http://www.jonescountyiowa.gov/land_use).

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

Sean McCornick  
Applicant Signature

3-29-23  
Date

\_\_\_\_\_  
Owner Signature (if different than above)

\_\_\_\_\_  
Date

TO: JONES COUNTY ZONING VARIANCE APPLICATION  
FR: PEG MCCORMICK  
RE: PERMISSION TO SELL .32 ACRES OF ERODING LAND TO CAMP COURAGEOUS  
DT: 3/29/23

1. I, Peggy McCormick have lived at 12174 190<sup>th</sup> ST, Monticello for a number of years. The residence sits on 2.88 acres of land. Due to a severe erosion problem that affects my land, my neighbor, Camp Courageous' land and the country road, ditch and colvert, it is my desire to sell a sliver of land (.32 acres) to Camp Courageous, thus making it their responsibility to maintain and improve this area. Currently the natural water flow going from this area, and eroding the area, eventually ends up in Camp Courageous' Pond, thus they have a vested interest in the quality of the water, and the prevention of any damage to the area due to erosion. I approached Camp Courageous on this proposal.
2. Richland Section 31-86-02 .32 acres running along the east fence line. The piece of McCormick's being acquired comes out to roughly 13,860 square feet (0.32 acres). Its possible this could vary up to +/- 300 square feet (0.01 acres) once the exact locations of the existing property pins. I'm basing McCormick's east property line on the County's GIS data for now, which is sometimes accurate to within a couple feet. **Jon Larson, P.E. Project Manager**
3. The intended use is for Camp Courageous to own the land and take responsibility for its maintenance and upkeep.
4. Attached
5. There will be no disruption...simply the ownership by the body, who will benefit most by this area being well taken care.
6. Putting in large stone to control water flow and develop a more scenic area.

"Farm and Farming (Agricultural): The building(s) and use of land for growing agricultural or farm produce or products, including, but not limited to the following: The growing of grains, hay, vegetables, fruits, and trees; grazing, dairying and raising of livestock or poultry; and the storing and treating and feeding of the farm produce or products. Parcels of 10 acres or less will be considered residential unless the applicant provides a site plan, business plan and Federal Tax Schedule F to prove otherwise."

Article V and apply this definition, one could argue against their requirements on the McCormick split.



031400008

0331400009

0009



MCCORMICK, PEGGY (Deed)  
12174 190TH ST  
2.88 Acres Value \$212,320

View: [Parcel Report](#) | [Soil Report](#)

#4





TREES CLEARED  
(AERIAL PHOTO OUTDATED)

APPROX. PROPOSED ACQUISITION AREA  
APPROX. 13,600 SQ. FT. (0.31-ACRES)  
NOT SURVEYED

CAMP COURAGEOUS OF IOWA

APPROX. PROPERTY LINE (NOT SURVEYED)

1912 22ND AVE  
McFARLANE, JOHN O & SHERYL L.

APPROX. PROPERTY LINE (NOT SURVEYED)

1234 190TH ST  
MCCORMICK, PEGGY  
2.88 ACRES EXISTING

APPROX. PROPERTY LINE (NOT SURVEYED)

190TH STREET

APPROX. PROPERTY LINE (NOT SURVEYED)

1902 22ND AVE  
SAGER, EDWIN J & DONA M.

