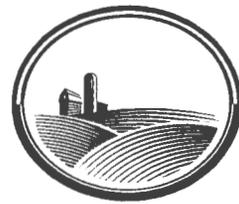


Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

Written Report of the Jones County Land Use Administrator

Application from:	Barner Storage LLC., owner Motion Media Inc., applicant
For property located/ Brief legal description:	Lot 3 Barner's 1 st Addition Section 35 of Cass Township
Parcel number:	05-36-328-003
Parcel size:	2.59 acres
Proposal:	To allow rebuilding an existing non-conforming off-premise freestanding sign that is within 1,000 feet of another off-premise sign.
Current Zoning District:	C-2 Highway Commercial District
Applicable Ordinance Provisions:	<p>Article XX Sign Requirements</p> <ul style="list-style-type: none"> ▪ Section 3. – General Provisions for Sign Regulations <ul style="list-style-type: none"> C. Sign regulations by district <ul style="list-style-type: none"> 4. C-2 Commercial District <ul style="list-style-type: none"> b. Freestanding signs <ul style="list-style-type: none"> i. No off-premise freestanding sign shall be allowed within 1,000 feet of another off-premise sign. ▪ Section 4. – Non-conforming signs
Date application received:	November 28, 2023
Applicable fee:	\$250 paid on November 28, 2023
Notice published: (Article XXV-Section 5)	Week of December 4, 2023 (13-14 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	November 30, 2023
Report mailed to Board of Adjustment: (Article XXV-Section 7)	December 14, 2023
Report mailed to Applicant: (Article XXV-Section 7)	December 14, 2023

See pages 2, 3 and 4 for report.

Report of the Jones County Land Use Administrator

(Article XXV-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<i>Consideration should be made to the distraction billboards cause. The bright lights, movement, or dynamic images easily draw drivers' attention and gaze, even when they do not mean to take their eyes off the road. Once they are looking at the billboard, a motorist must switch from thinking about driving to thinking about the advertisement. With the closing of the Old Dubuque Street intersection to the south of these billboards, more traffic will now be using the Circle Drive intersection. Taking drivers attention away from the roadway through this corridor is a safety concern from our office.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>After reviewing this Variance application, I do not see any major concerns/impacts of the proposed billboard rebuild with regard to impacts on natural resources. From the point of view of the Jones Soil & Water Conservation District, the expansion should have no significant negative effects on the soil and water resources of this area. However, if there will be any land disturbing activities as part of this proposed project, the landowner is advised to take precautions to control soil erosion and sediment runoff from the construction site. During any construction where earthmoving occurs or existing land cover is disturbed, there is the potential for increased soil erosion from wind and rain. Runoff from heavy rain events during construction is likely to wash soil and other loose material into nearby water bodies, impairing the water quality and degrading aquatic habitat. The Jones Soil & 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 Comments from this department as no septic or well needed for signage.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>This parcel is not in a flood plain.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received.</i>
	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.</i>
	Iowa DOT – Brent Christian
Comments:	<i>Please note this sign will also require a state Outdoor Advertising Sign Permit since the sign will be visible to a state highway. I am sure Motion Media is aware of this as they have many billboards in Iowa, but I will reach out to them to get the ball rolling with the state permit.</i>

Page 3: Owners: Barner Storage LLC.
 Applicant: Motion Media Inc.
 Property Location: Lot 3 Barner's 1st Addition
 Board of Adjustment meeting: December 19, 2023 at 4:00 p.m.

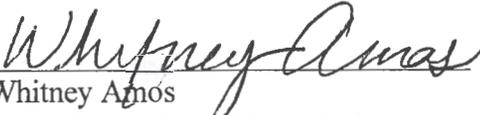
Variance Checklist – Three-part Standard	
	The site cannot yield a reasonable return if used only as zoned. Deprived of all beneficial use of land.
	The hardship is due to unique circumstances and not to the general conditions in the neighborhood.
	The proposal will not substantially alter the character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

<i>Minimal</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>The 2023 Comprehensive Land Use Plan describes the tools that manage land use such as the zoning and subdivision ordinance.</i>	
<i>Minimal</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>This variance is for the most northern sign on this parcel. In addition, there are two additional billboard signs on this parcel. The second billboard is approximately 300 feet from the sign requesting the variance. The third sign is approximately 602 feet from the sign requesting the variance. The length of this parcel is approximately 813 feet in length. There are generally commercial and residential uses in the area. This sign is less than 1,000 feet from the city limits of Anamosa. Generally, a billboard has more effect on motorists along Hwy 151.</i>	

Review by the Board of Adjustment (Article XXV 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>	

Page 4: Owners: Barner Storage LLC.
Applicant: Motion Media Inc.
Property Location: Lot 3 Barner's 1st Addition
Board of Adjustment meeting: December 19, 2023, at 4:00 p.m.

Comments: *The application does indicate that the current sign is 288 sq. ft. It does not indicate whether changing the billboard to the single pole steel structure will change the height of the billboard. The application states it is for vinyl wrap billboard. Keep in mind, the C-2 Highway Commercial District does allow for digital and video signs which are prohibited in the Agricultural, Residential and C-1 Commercial Districts.*


Whitney Amos
Jones County Land Use Administrator

12/14/23
Date

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
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Jones County Zoning Variance Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

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: 11/28/23

pdck
 JONES CO. AUDITING
 23 NOV 29 AM 11:53

Owner Information

Name on property: BARNER STORAGE LLC			
Address to receive mail:	House Number & Street: 211 W. MAIN ST		Apartment/Unit
	City: ANAMOSA	State: IA	Zip Code: 52205
Phone: ()	E-mail Address:		

Applicant Information

Name: (If different from above.) MOTION MEDIA INC			
Address to receive mail:	House Number & Street: 18691 270th ST		Apartment/Unit
	City: ELDRIDGE	State: IA	Zip Code: 52748
Phone: (319) 470 6261	E-mail Address: Wayne.Comptonmedia@boards.com <i>email documents</i>		

Parcel Information

Township	PASS	Section	36	Property Address	Parcel ID 0536328003 <i>N/A</i>
Zoning District:	Commercin C-2			County Parcel ID, if known:	0536328003

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.

Jones County, IA

Summary

Parcel ID 0536328003
Property Address N/A
Sec/Twp/Rng 36-85-04
Brief Tax Description 36 85 04 BARNERS 1ST ADD LOT 3
(Note: Not to be used on legal documents)
Deed Book/Page
Contract Book/Page
Gross Acres 2.59
Net Acres 2.59
Class R - Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
District CASAN - CASS TWP/ANAMOSA SCH
School District ANAMOSA SCHOOL

Owner

Deed Holder
[Barner Storage LLC](#)
[211 W Main St](#)
 Anamosa IA 52205
Contract Holder
Mailing Address
 Barner Storage LLC
 211 W Main St
 Anamosa IA 52205

Land

Lot Area 2.59 Acres ;112,820 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/23/2017	PARHAM, JILL A	BARNER STORAGE, LLC	2017-1595	Normal	Deed	Y	\$111,000.00
5/23/2017	PARHAM, JOHN W ESTATE	BARNER STORAGE, LLC	2017-1596	Normal	Deed	Y	\$0.00

⊕ There are other parcels involved in one or more of the above sales:

- [Recording: 2017-1595 - Parcel: 0536276001](#)
- [Recording: 2017-1595 - Parcel: 0536276002](#)
- [Recording: 2017-1595 - Parcel: 0536327001](#)
- [Recording: 2017-1595 - Parcel: 0536328001](#)
- [Recording: 2017-1595 - Parcel: 0536328002](#)
- [Recording: 2017-1596 - Parcel: 0536276001](#)
- [Recording: 2017-1596 - Parcel: 0536276002](#)
- [Recording: 2017-1596 - Parcel: 0536327001](#)
- [Recording: 2017-1596 - Parcel: 0536328001](#)
- [Recording: 2017-1596 - Parcel: 0536328002](#)

Valuation

	2023	2022	2021	2020	2019
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$40,160	\$36,680	\$36,680	\$36,680	\$36,680
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$40,160	\$36,680	\$36,680	\$36,680	\$36,680
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$40,160	\$36,680	\$36,680	\$36,680	\$36,680

Taxation

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
+ Taxable Land Value	\$20,046	\$19,855	\$20,691	\$20,201
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$20,046	\$19,855	\$20,691	\$20,201
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$20,046	\$19,855	\$20,691	\$20,201
x Levy Rate (per \$1000 of value)	27.08242	26.31760	26.83131	26.66865

	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
= Gross Taxes Due	\$542.89	\$522.54	\$555.17	\$538.73
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$542.00	\$522.00	\$556.00	\$538.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2022	March 2024	\$271	No		
	September 2023	\$271	Yes	9/29/2023	921058
2021	March 2023	\$261	Yes	9/28/2022	821171
	September 2022	\$261	Yes	9/28/2022	
2020	March 2022	\$278	Yes	3/14/2022	721252
	September 2021	\$278	Yes	9/28/2021	
2019	March 2021	\$269	Yes	9/22/2020	621378
	September 2020	\$269	Yes	9/22/2020	

Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

Military Tax Exemption Application

It is required to have your DD214 recorded in Jones County to qualify for the Military Tax Exemption.
[Apply online for the Iowa Military Tax Credit](#)

Iowa Land Records

Data for Jones County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1997.
 For records prior to 1997, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

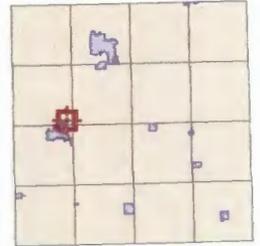
No data available for the following modules: Commercial, Yard Extras, Residential Dwelling, Agricultural Buildings, Tax Sale Certificates, Photos, Sketches.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 11/24/2023, 4:19:59 PM





Overview



Legend

- Structures on Leased Land
- Parcels
- Cartography
- Major Roads

Approximate Dimension Presently is 12x24 "288 sq. ft." we could keep the same square footage or go to 300 square foot.

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 11/27/2023
 Last Data Uploaded: 11/24/2023 5:19:59 PM

Developed by **Schneider**
 GEOSPATIAL



Motion Media, Inc.

PO Box 126

ELDRIDGE IA 52748

Put Your Business in "Motion"

Jones County,

27th November 2023

I am Wayne Briggs with Motion Media Inc in Eldridge, Iowa.

Enclosed is a completed variance application. The purpose is to rebuild an existing billboard owned by Barner Storage on the same property owned by Barner Storage LLC. Overhead map of property is also enclosed. There are 3 billboards on the property. The variance applies to the billboard at the North end. We are asking that we have permission to rebuild this sign to a single pole, all steel structure that would have one 300 square foot panel on each side of the sign. Visible to traffic heading north and South. This property is zoned C2. The zoning and the square footage of the proposed sign fits the Jones County ordinance for billboards. The only part of this that we need a variance for is the distance between existing billboards. Jones county's ordinance says 1000 feet between billboards. The closest billboard is the one to the south which is approximately 300 feet which is consistent with the state of Iowa's separation rules.

Since this is an existing billboard that is grandfathered in, we thought that maybe Jones county would accept this variance and allow us to build a modern, new, single pole, steel structure in its place. This sign would be for vinyl wraps.

Thank You and we appreciate you considering this and look forward to meeting you in the near future. If you have any questions, please reach out to me at the number or email below. Or you can also reach out to Brett or Bart Barner - owners of the property and sign.

Wayne Briggs - President

Motion Media, Inc.

Phone: 319-470-6261

wayne@motionmediabillboards.com