

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, JULY 9, 2024 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:30 p.m.** • Call meeting to order, approve agenda, and May 14, 2024 meeting minutes.

- Public Hearing for owner Roger Stephens and Robert Hinz, to rezone a portion of the SW 1/4 NW 1/4 containing 5.70 acres located in section 34 of Lovell Township, generally located east of 1502 S. Main St., Monticello from the A1-Agricultural District to the C2-Highway Commercial District.

- Action to make a recommendation to the Board of Supervisors for the rezoning application for Roger Stephens and Robert Hinz, to rezone a portion of the SW 1/4 NW 1/4 containing 5.70 acres located in section 34 of Lovell Township, generally located east of 1502 S. Main St., Monticello from the A1-Agricultural District to the C2-Highway Commercial District.

- Public Hearing on the preliminary and final plat for owner Roger Stephens and applicant Robert Hinz to subdivide the SW 1/4 of section 34 of Lovell Township. Calling this Brad Stephens Fourth Addition.

- Action on the preliminary and final plat for owner Roger Stephens and applicant Robert Hinz to subdivide the SW 1/4 in section 34 of Lovell Township. Calling this Brad Stephens Fourth Addition.

- Next meeting, August 13, 2024. Application deadline is Wednesday July 24, 2024.
- Adjourn

Jones County Planning and Zoning Commission Meeting Minutes May 14, 2024 4:30 p.m.

Members present:

Tim Fay
Keith Stamp
Kris Doll
Janine Sulzner
Lowell Teidt

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Randy Caspers

Chairperson Fay called the meeting to order at 4:31 p.m.

Motion by Teidt seconded by Stamp to approve the agenda for the meeting. All aye. Motion carried.

Motion by Doll seconded by Teidt to approve the meeting minutes for the April 9, 2024. All aye. Motion carried.

Motion by Stamp seconded by Teidt to open the discussion at 4:32 p.m. for owners Ricky G & Virginia R Caspers, to subdivide Lot 13 of Wapsi Ridge 1st Addition, Section 15, of Fairview Township into a three-lot subdivision called Wapsi Ridge 2nd Addition. All Aye. Motion Carried.

Sulzner arrived at 4:33 p.m.

The Land Use Administrator discussed the packets with the final plats provided by the owner. Clearing up the confusion of lot#2. Currently there is a makeshift drive that goes through both lot #1 & lot #2. After speaking with Rick and Bill about this, they advised that the drive is currently there, however if lot #2 is to be sold there will be a new driveway installed and there will no longer be a drive that accesses lot#1 through lot #2.

The Commission reviewed the Land Use Administrator's report which included the following:

- Variance to Section 6 of Article IV Location- subdivision is greater than ½ mile from a hard surface road. The entrance to the subdivision is .86 mile from the nearest hard surface road which is County Rd E34. The original subdivision was approved with it being greater than a ½ mile from a hard surface road because Forest Chapel Rd is a stabilized gravel surface.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no proposed interior streets.
 - Lot 1 appears to have an existing access from Rebel Dr. and appears to cross a small portion of Lot 2.
 - Lot 2 has direct access from Rebel Dr.
 - Lot 3 has access through an existing established trail across Lot 4 of Wapsi Ridge 1st Addition.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance;
 - There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - If more than 1 acre is disturbed a Storm Water Pollution Prevention Plan will be required.

Motion by Tiedt seconded by Stamp to close the discussion at 4:54 p.m. All aye. Motion Carried

Motion by Sulzner seconded by Tiedt to approve the final plat of Wapsi Ridge 2nd Addition subdivision with the listed variances.

Roll call Vote

Fay- aye

Stamp- aye

Doll- aye

Teidt- aye

Sulzner- aye

All aye. Motion carried.

The Land Use Administrator provided a brief update on happening for zoning violations in the county.

Next meeting, will be Tuesday June 11, 2024, at 4:30 p.m. if need.

Motion by Stamp seconded by Tiedt to adjourn at 4:54 p.m.

All aye. Motion carried.

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 Request to Amend the Jones County Zoning Map

Application from:	Roger W. Stephen
	Robert Hinz, applicant
For property located at:	No 911 address yet
Brief legal description:	Area approx. 436' west, 570' north of SW ¼ NW ¼ of Section 34 of Lovell Township.
Parcel number:	02-34-152-004
Current Parcel size:	Approx. 16.77 Acres
Proposed Parcel size:	5.70 acres
Current Zoning District:	A-1 Agricultural
Proposed Zoning District:	C-2- Highway Commercial
Purpose:	Rezone a portion of the parcel from the A-1 Agricultural District to C-2 Highway Commercial District. The remaining will stay as A-1 Agricultural.
Date application received:	June 4 th , 2024
Applicable fee:	\$250 paid on June 4, 2024
Planning and Zoning meeting date:	July 9 th , 2024
Notice published: (Article XXV-Section 5)	Week of June 24, 2024 (11-13 days' notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	June 18, 2023
Report mailed to Planning and Zoning Commission: (Article XXV-Section 7)	July 2, 2024
Report mailed to Applicant: (Article XXV-Section 7)	July 2, 2024

Copy of application and rezoning exhibit attached.

See pages 2, 3 and 4 for report.

Report of the Jones County Land Use Administrator

(Article XXV-Section 7)

Written Report Provided	Consultation by the following, if necessary (Article XXV-Section 7):
	<i>Jones County Engineer- Derek Snead</i>
Comments:	<ul style="list-style-type: none"> • Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County's requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an 'Application for Access' with the Jones County Secondary Road Department prior to commencing any access construction. • Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer's Office before any construction may commence. • Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction. <p>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</p>
	<i>Jones County District Soil Conservationist – Addie Manternach</i>
Comments:	I do not see any major concerns/impacts of the proposed rezoning in Section 34, Lovell Township, by Brad Stephens. However, precautions should be taken to control soil erosion and sediment runoff from the site during any construction where earthmoving occurs or existing land cover is disturbed, as there is the potential for increased soil erosion from wind and rain, resulting in degraded lands. 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 address sediment leaving the property.
	<i>Jones County Sanitarian – Paula Hart</i>
Comments:	<ol style="list-style-type: none"> 1) If office building (toilet/sink) is within 200 feet from city sewer, this must be hooked up to city sewer. 2) If not, contact a certified septic contractor with Jones County to apply for a permit to install a septic system.
	<i>Executive Director of the Jones County Conservation Board – Brad Mormann</i>
Comments:	No comments received.
	<i>Flood Plain Coordinator – Brenda Leonard</i>
Comments:	Part of this parcel is located in the flood plain. Applicant will need to follow the Jones County Flood Plain Ordinance.
	<i>911 Coordinator – Gary Schwab</i>
Comments:	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>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
Comments: <i>According to the 2023 Comprehensive Land Use Plan, a general goal of economic development is to allow appropriate commercial and industrial development. Commercial expansion should typically develop along major transportation routes and near municipalities where public services are readily available. As well as promote and allow appropriate commercial and industrial development to locate in the rural portion of the county at intersections of major transportation arterials only with appropriate access points through frontage roads, as well as in, adjacent to, or near urban areas.</i>	
<i>Minimal impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
Comments: <i>There are several adjacent commercial uses. Properties surrounding this parcel along with being located on South Main St. (Business Hwy 151) are zoned as either A1-Agricultural, C1-Commercial, or C2-Highway Commercial. This section would be rezoned to fit the status quo of surrounding property, and the continued economic development of Jones County in the area. This rezoning is in conjunction with the preliminary and final plats for a one lot subdivision called Brad Stephens 4th Addition. This lot is 2.63 acres.</i> <i>The total rezoning would be for the western portion of this parcel which is 5.70 acres. The subdivision is only a 2.63-acre portion of the rezoning.</i>	

Article V. Section 6. C-2 Highway Commercial

A. *The intent of this district is to establish and preserve higher impact commercial areas consisting of shopping centers and commercial strips where customers reach individual business establishments primarily by automobile. The uses permitted are generally high intensity in nature due to the large size of the principal building, high number of employees, and high traffic generators.*

B. Principal Permitted Uses include:

1. Automotive service establishments, warehouses, repair shops, service stations and other auto or truck-oriented uses, including farm implement sales, service and repair.
2. Churches or other places of worship, including parish houses and Sunday school facilities.
3. Gas stations and convenience stores.
4. Hotels and motels
5. Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses
6. Restaurants and taverns.
7. Schools (public and private), educational institutions, hospitals, preschools, and day care facilities
8. Seed, feed, biofuel plants (biodiesel, ethanol) and other direct farm supply businesses.
9. Shopping centers or malls.
10. Stores and shops for conducting any lawful retail business.
11. Wholesale businesses and professional offices.
12. Animal Shelters subject to Article XXI.
13. **Those uses which in the opinion of the Zoning Commission are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.**

C. Permitted Accessory Buildings or Uses include private garages, storage sheds, non-utility scale solar.

D. Special Permitted Uses are only permitted if reviewed by the Board of Adjustment.

1. Bed and Breakfast inns subject to Article VIII.
2. Communication towers subject to Article XIV.
3. Wind Energy Conversion Systems subject to Article XV.
4. Wineries and other Value-Added Agricultural Products.
5. Adult entertainment uses subject to Article XII.

E. There is no requirement on lot area or lot width. The front yard setback is 30 feet. Rear Yard setback is 30 feet and side yard setback is 30 feet. A 30-foot setback is also required along any county road according to the Jones County Secondary Road Setback Ordinance.

F. Additional Yard Requirements: Where a lot is located next to an R-Residential District, the front, side or rear yard of the permitted use in the Commercial property that abuts the R- District shall be 50 feet.

G. The total land area devoted to open space and landscaping shall not be less than ten (10) percent of the gross land area included in the building lot.

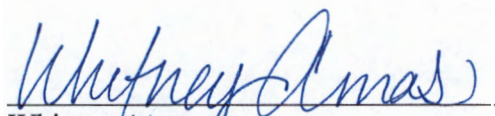
H. Landscaping is required for all new building and additions over 500 square feet in this District.

I. Off-Street Parking: See parking requirements Article XXII. – Automobile sales and service garages: 6 spaces for each 1,000 sq. ft. of total floor area.

J. Sign Regulations – Reference Article XX Sign Requirements.

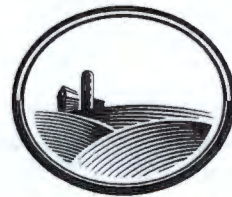
K. See accessory use requirements Article XIII.

L. Lighting Requirements: see lighting requirements Article XIX.


Whitney Amos
Jones County Land Use

7/2/24
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@jonescountyia.gov
 Website: www.jonescountyia.gov/land_use



Jones County Zoning

Rezoning Application

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

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts. CK# 29877

Fee: \$ 250 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 1/4/24

Owner Information				
Name on property: <u>Stephens Farm</u>				
Address to receive mail:		House Number & Street: <u>153 Bradley Drive</u>		Apartment/Unit
		City: <u>Monticello</u>	State: <u>IA</u>	Zip Code: <u>52310</u>
Phone:	<u>319 465-5445</u>	E-mail Address:	<u>amber@stephen-motors.com</u>	
Applicant Information				
Name: (If different from above.)		<u>Robert F Hinz</u>		
Address to receive mail:		House Number & Street: <u>20191 County Road X31</u>		Apartment/Unit
		City: <u>Monticello</u>	State: <u>IA</u>	Zip Code: <u>52310</u>
Phone:	<u>319-821-0187</u>	E-mail Address:	<u>tricropropane08@gmail.com</u>	
Parcel Information				
Township	<u>Love11</u>	Section	<u>34</u>	Property Address <u>Pontiac Dr.</u>
Legal description of property to be rezoned:			County Parcel ID(s), if known: <u>02-34-152-004</u>	

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 and flood plain determination from the County Engineer, if any.
 Attach a narrative providing the following information:

- An explanation for the rezoning application.
- 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 Planning and Zoning Commission in considering the application.

Current Zoning District

- ☒ A-Agricultural
- ☐ R-Residential
- ☐ RMH-Residential Manufactured Housing
- ☐ C1 -Commercial
- ☐ C2 - Highway Commercial
- ☐ I1 - Industry
- ☐ I2- Heavy Industry
- ☐ P-Public

Proposed Zoning District

- ☐ A- Agricultural
- ☐ A2- Agricultural
- ☐ R-Residential
- ☐ RMH-Residential Manufactured Housing
- ☐ C1- Commercial
- ☒ C2- Highway Commercial
- ☐ I1- Industry
- ☐ I2- Heavy Industry
- ☐ P-Public
- ☐ PD-Planned Development

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.

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 (563) 927-2640 and ask for storm water permit assistance.

Rezoning applications are submitted to the Jones County Planning and Zoning Commission for consideration and approval or denial. The Jones County Planning and Zoning Commission shall recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts, and the regulations and restrictions to be enforced therein. 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

Date

Owner Signature (if different than above)

Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386
Access Permit for Drive	County Engineer 319-462-3785
911 Address	911 Coordinator 319-462-2735
Well and Septic	Environmental Services 319-462-4715

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Jones County Zoning

Rezoning Application

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

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts.

Fee: \$ 250 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: _____

Owner Information				
Name on property: Roger W. Stephen				
Address to receive mail:		House Number & Street: 1011 South Main Street		Apartment/Unit
		City: Monticello	State: Iowa	Zip Code: 52310
Phone:	()	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	Lovell	Section	34	Property Address
				South Main Street
Legal description of property to be rezoned: see attached			County Parcel ID(s), if known: _____ 0234152004	

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 and flood plain determination from the County Engineer, if any.

Attach a narrative providing the following information:

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Current Zoning District	Proposed Zoning District
<input checked="" type="checkbox"/> A- Agricultural <input type="checkbox"/> R-Residential <input type="checkbox"/> RMH-Residential Manufactured Housing <input type="checkbox"/> C1 –Commercial <input type="checkbox"/> C2 – Highway Commercial <input type="checkbox"/> I1 - Industry <input type="checkbox"/> I2- Heavy Industry <input type="checkbox"/> P-Public	<input type="checkbox"/> A- Agricultural <input type="checkbox"/> A2- Agricultural <input type="checkbox"/> R-Residential <input type="checkbox"/> RMH-Residential Manufactured Housing <input type="checkbox"/> C1- Commercial <input checked="" type="checkbox"/> C2- Highway Commercial <input type="checkbox"/> I1- Industry <input type="checkbox"/> I2- Heavy Industry <input type="checkbox"/> P-Public <input type="checkbox"/> PD-Planned Development

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.

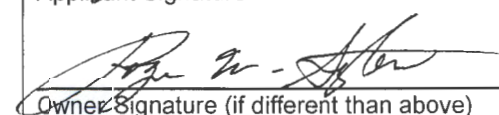
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The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.


6-13-24
 Applicant Signature Date


6-13-24
 Owner Signature (if different than above) Date

QUESTIONS

WHO TO CONTACT

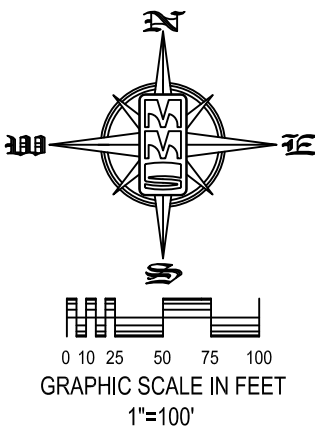
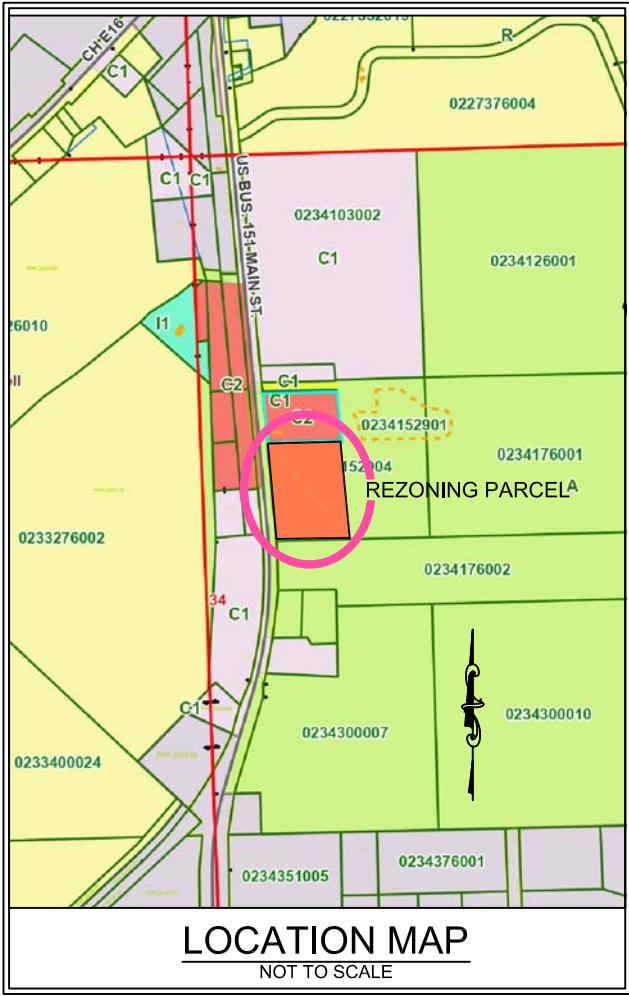
Flood Plain Determination	Flood Plain Coordinator 319-462-4386
Access Permit for Drive	County Engineer 319-462-3785
911 Address	911 Coordinator 319-462-2735
Well and Septic	Environmental Services 319-462-4715

REZONING EXHIBIT
JONES COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 86 NORTH, RANGE 3 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY IOWA	SUBDIVIDER: ROGER W STEPHEN, 1011 S MAIN ST, MONTICELLO, IOWA 52310
	PROPRIETOR OR OWNER: ROGER W STEPHEN, 1011 S MAIN ST, MONTICELLO, IOWA 52310
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	
DATE OF SURVEY: 06-11-2023	

CURRENT ZONING = A (AGRICULTURAL)
PROPOSED ZONING C2 (HIGHWAY COMMERCIAL)

PRINCIPAL STRUCTURE
WIDTH = 150
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 50'



LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "x"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

DESCRIPTION - BRAD STEPHEN'S FOURTH ADDITION

Commencing at the West Quarter Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence N00°03'12"W, along the West Line of the Northwest Quarter of said Section 34, a distance of 389.45 feet; Thence S89°27'49"E, 426.95 feet, to a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151), and the POINT OF BEGINNING; Thence N02°51'45"W, along said Easterly Right-of-Way Line, 570.43 feet, to the Southwest Corner of Parcel 2013-34, in accordance with the Plat thereof Recorded in Plat Book U at Page 118 of the Records of the Jones County Recorder's Office; Thence S89°24'55"E, along the South Line of said Parcel 2013-34, a distance of 436.81 feet, to the Southeast Corner thereof; Thence S02°48'09"E, 570.03 feet; Thence N89°27'49"W, 436.18 feet, to the POINT OF BEGINNING. Said Rezoning Parcel contains 5.70 Acres, and is subject to easements and restrictions of record.

JONES COUNTY IOWA		REZONING EXHIBIT		Date		Revision		CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL SPECIALISTS			
MMS CONSULTANTS, INC.				1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282 www.mmsconsultants.net							
Date: 06-13-2024											
Designed by: RS											
Drawn by: RLW											
Checked by: RRN											
Project No: 7502-004											
IOWA CITY											
Sheet No: 1											
of: 1											

6671.08

02-33-226-006
BENTEN, BRETT D
2.47 acres

02-34-102-001
1.65 acres

02-34-102-002
1.58 acres

02-34-151-005
1.34 acres
TRIANGLE AGRI SERVICES CORP

02-34-151-004
0.61 acres

02-34-151-002
1 acres

02-34-151-003
1 acres

02-34-300-015
0 acres

SABIE NOIR INC
66.65 acres 02-33-276-002

874.01

920.93

STEPHEN, ROGER W

02-34-103-003

1 acres

02-34-103-002
19.09 acres

WELTER STORAGE PROPERTIES LLC
2.9 acres 02-34-152-006

0 acres

STEPHEN, ROGER W

02-34-152-004
16.77 acres

0 acres

STEPHEN, ROGER W
02-34-152-901

02-34-176-001

STEPHEN, ROGER W

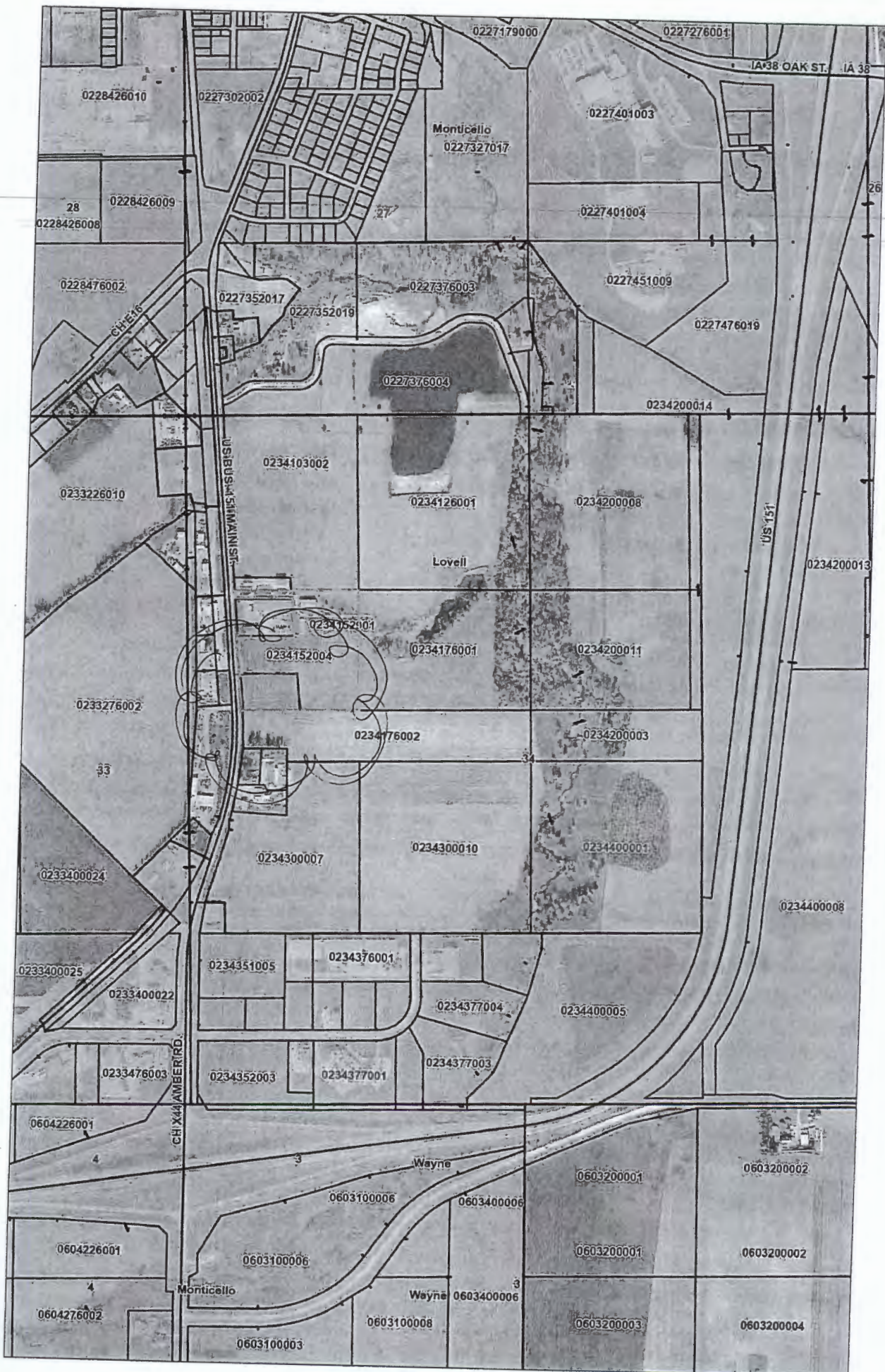
02-34-126-001
STEPHEN, ROGER W

SCHULTZ, RANDY J & IRENE

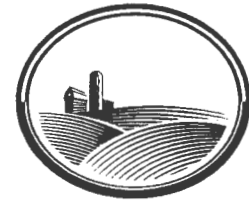
19.34 acres
02-34-176-002

142.1

197.08



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

Date: July 9, 2024

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Brad Stephen's Fourth Addition subdivision-preliminary and final plats

A review of the requirements within the ordinance were outlined and the following variances are noted:

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There are not two public access points, however there is one proposed entry from a driveway coming from South Main Street the centerline being from an existing driveway to the east of South Main Street.
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - There are no proposed interior streets. Therefore, there are no cul-de-sacs, bus turnarounds or street names.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - If more than one acre is disturbed a Storm Water Pollution Prevention Plan will be required to be submitted.
- Variance to Section 5. of Article VII, A soil erosion control plan and drainage control plan created by a licensed engineer, filed with the Jones County Land Use Office.
 - Per Jones County District Soil Conservationist, a soil erosion plan must be submitted before any land disturbing activity.

Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Rezoning Application submitted by Robert Hinz. My comments are as follows:</i></p> <ul style="list-style-type: none"> <i>• Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County's requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an 'Application for Access' with the Jones County Secondary Road Department prior to commencing any access construction.</i> <i>• Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer's Office before any construction may commence.</i> <i>• Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<p><i>I do not see any major concerns/impacts of the proposed rezoning in Section 34, Lovell Township, by Brad Stephens. However, precautions should be taken to control soil erosion and sediment runoff from the site during any construction where earthmoving occurs or existing land cover is disturbed, as there is the potential for increased soil erosion from wind and rain, resulting in degraded lands. 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 address sediment leaving the property.</i></p>
	Jones County Sanitarian – Paula Hart
Comments:	<p><i>If office building (toilet/sink) is within 200 feet from city sewer, this must be hooked up to city sewer. If not, contact a certified septic contractor with Jones County to apply for a permit to install a septic system. According to plat this will be serviced by the city water system.</i></p>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>The portion of this parcel for the subdivision and rezoning are not located in a flood plain.</i></p>
	Jones County Conservation Board - Brad Mormann
Comments:	<p><i>No comments received</i></p>
	Jones County E911 Coordinator – Gary Schwab
Comments:	<p><i>The Brad Stephen's Preliminary Plat 4th Addition has been reviewed and has been found compliant 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></p>

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 Zoning Subdivision Application

Use this form for any person intending to divide a parcel of land within Jones County into three (3) or more lots since April 1, 1998 for immediate or future sale or for development purposes.

The developer shall comply with the procedures established in the Jones County Subdivision Ordinance. The subdivider shall attach ten (10) copies of the preliminary plat conforming in detail to the requirements set forth in the ordinance.

The Planning and Zoning Commission shall hear each application on its agenda and transmit its recommendation to approve, disapprove, or to grant conditional approval, to the Board of Supervisors.

Preliminary Plat Fee: \$225.00 Paid _____ Date: _____

Final Plat Fee: \$325.00 + \$20 per lot Paid _____ Date: _____

All fees are non-refundable and payable to Jones County.

Date Application Filed: _____

Developer Information				
Name: Roger W. Stephen				
Address to receive mail:	House Number & Street: 1011 South Main Street			Apartment/Unit
	City: Monticello	State: Iowa	Zip Code: 52310	
Phone: (319) 465-5445	E-mail Address:			

Owner 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	Lovell	Section	34	Property Address	South Main Street
Current Zoning District	x Agricultural	Residential	Commercial	County Parcel ID(s), if known:	
				0234152004	

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Preliminary Plat Fee: \$225.00

Paid \$225 Date: 6/4/24

Final Plat Fee: \$325.00 + \$20 per lot

Paid \$345 Date: 6/4/24

All fees are non-refundable and payable to Jones County.

Date Application Filed: 6/4/24

CK# 29877

Developer Information					
Name: <u>Stephens Farm</u>					
Address to receive mail:		House Number & Street:		Apartment/Unit	
		<u>153 Bradley Drive</u>			
		City:	State:	Zip Code:	
		<u>Monticello</u>	<u>IA</u>	<u>52310</u>	
Phone:	<u>819 465-5445</u> <u>319-480-2405</u>	E-mail Address:	<u>amber@stephen-motors.com</u>		
Owner Information					
Name (If different from above.): <u>Robert F Awe</u>					
Address to receive mail:		House Number & Street:		Apartment/Unit	
		<u>20191 County Road X31</u>			
		City:	State:	Zip Code:	
		<u>Monticello</u>	<u>IA</u>	<u>52310</u>	
Phone:	<u>1319-821-0187</u>	E-mail Address:	<u>tricotpropane08@gmail.com</u>		
Parcel Information					
Township	<u>Lovell</u>	Section	<u>34</u>	Property Address	<u>Pontiac Dr.</u>
Current Zoning District	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	County Parcel ID(s), if known: <u>02-34-152-004</u>	

If the current zoning district and proposed zoning classification are different, a Rezoning Application is required before proceeding with the Subdivision Application. Please contact the Land Use Administrator with questions.

Legal
description of
area:

Name of
Surveyor:

mms Consultant

Number of lots proposed: *2 1/2 Acres*

Subdivider is to submit the name of the subdivision to the Jones County Auditor for approval.

Is the subdivision within two miles of the cities of Anamosa, Cascade or Monticello?

The lots 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.

The developer is responsible for reviewing the provisions of the Jones County Zoning and Subdivision Ordinances prior to submitting this application.

Attachments to preliminary plat and application:

- A soil erosion control plan and drainage control plan created by a licensed engineer.
- A general description of all minimum improvements to be created within the subdivision.

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 Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

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.

Developer Signature

Date

[Signature]

Owner Signature

Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Emergency Management (319) 462-4386
Access Permit for Drive	County Engineer (319) 462-3785
Well and Septic Permits	Environmental Services (319) 462-4715
911 Address	911 Coordinator 319-462-2735

If the current zoning district and proposed zoning classification are different, a Rezoning Application is required before proceeding with the Subdivision Application. Please contact the Land Use Administrator with questions.

Legal description of area:	see attached	
Name of Surveyor:	Richard R. Nowotny	Number of lots proposed: 1

Subdivider is to submit the name of the subdivision to the Jones County Auditor for approval.

Is the subdivision within two miles of the cities of Anamosa, Cascade or Monticello? yes

The lots 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.

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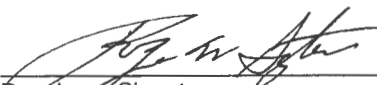
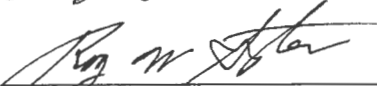
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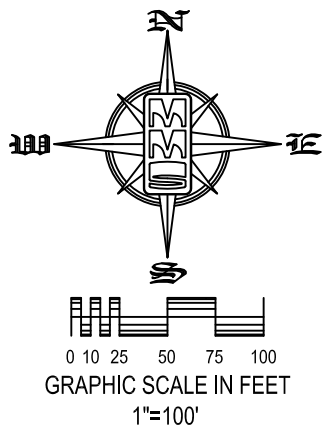
The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

	<u>6-13-24</u>
Developer Signature	Date
	<u>6-13-24</u>
Owner Signature	Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Emergency Management (319) 462-4386
Access Permit for Drive	County Engineer (319) 462-3785
Well and Septic Permits	Environmental Services (319) 462-4715
911 Address	911 Coordinator 319-462-2735



PRELIMINARY PLAT BRAD STEPHEN'S FOURTH ADDITION JONES COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 86 NORTH, RANGE 3 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY IOWA	SUBDIVIDER: ROGER W STEPHEN, 1011 S MAIN ST MONTICELLO, IOWA 52310
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR OR OWNER: ROGER W STEPHEN, 1011 S MAIN ST MONTICELLO, IOWA 52310
DATE OF SURVEY: 06-11-2023	

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING AND USE

CURRENT ZONING = A (AGRICULTURAL)
PROPOSED ZONING C2 (HIGHWAY COMMERCIAL)

PRINCIPAL STRUCTURE

WIDTH = 150
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 50'

WATER SYSTEM

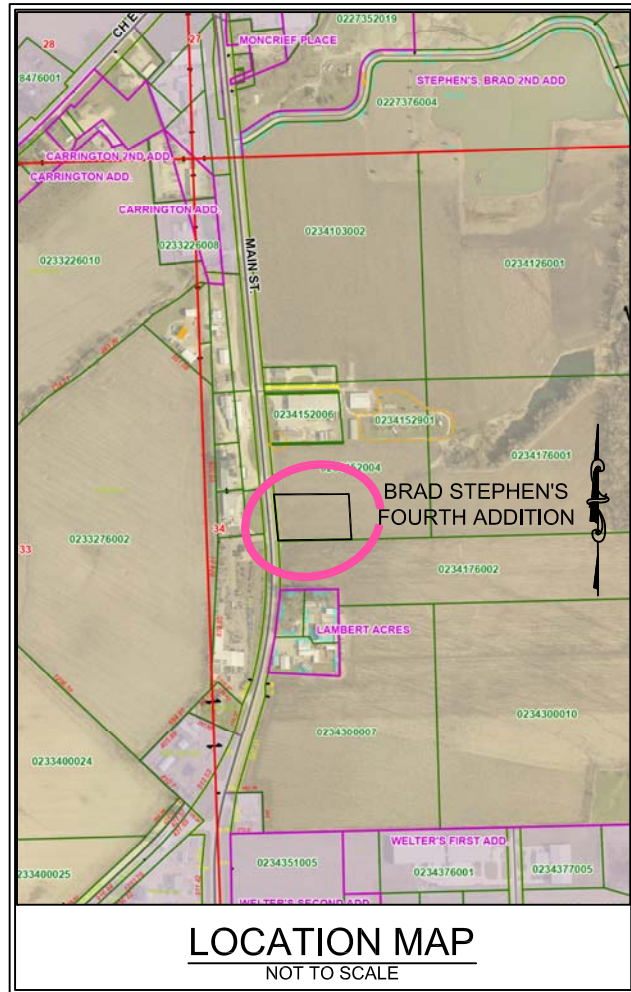
CONNECT TO CITY WATER SYSTEM

SANITARY SEWER

PRIVATE ONSITE SEPTIC SYSTEM

PUBLIC IMPROVEMENTS

THERE ARE NO PUBLIC IMPROVEMENTS OR
DISTURBED AREAS FOR THIS SUBDIVISION.



LEGEND AND NOTES

- - PROPERTY CORNER(S), FOUND
(Type as noted on Drawing)
- - PROPERTY CORNERS SET
(5/8" Iron Pin w/ LS Cap)
- - PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - CENTER LINES
- - - LOT LINES, INTERNAL
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- - UTILITY POLE
- - UTILITY POLE W/ LIGHT
- - FIRE HYDRANT, EXISTING
- - SANITARY SEWER LINE W/ MANHOLE
- - STORM SEWER LINE W/ MANHOLE
- - WATER SHUT OFF VALVE
- - EXISTING SIGN
- - BENCHMARK LOCATION
- - EXISTING TELEPHONE CAN
- - SANITARY SEWER CLEANOUT
- - EXISTING CHAIN LINK FENCE
- - WATER LINES
- - ELECTRICAL LINES
- - TELEPHONE LINES
- - GAS LINES
- - OVERHEAD
- - UNDERGROUND
- - EXISTING TREE
- - EXISTING PINE TREE

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET
CONTOUR INTERVAL = 2 FOOT

DESCRIPTION - BRAD STEPHEN'S FOURTH ADDITION

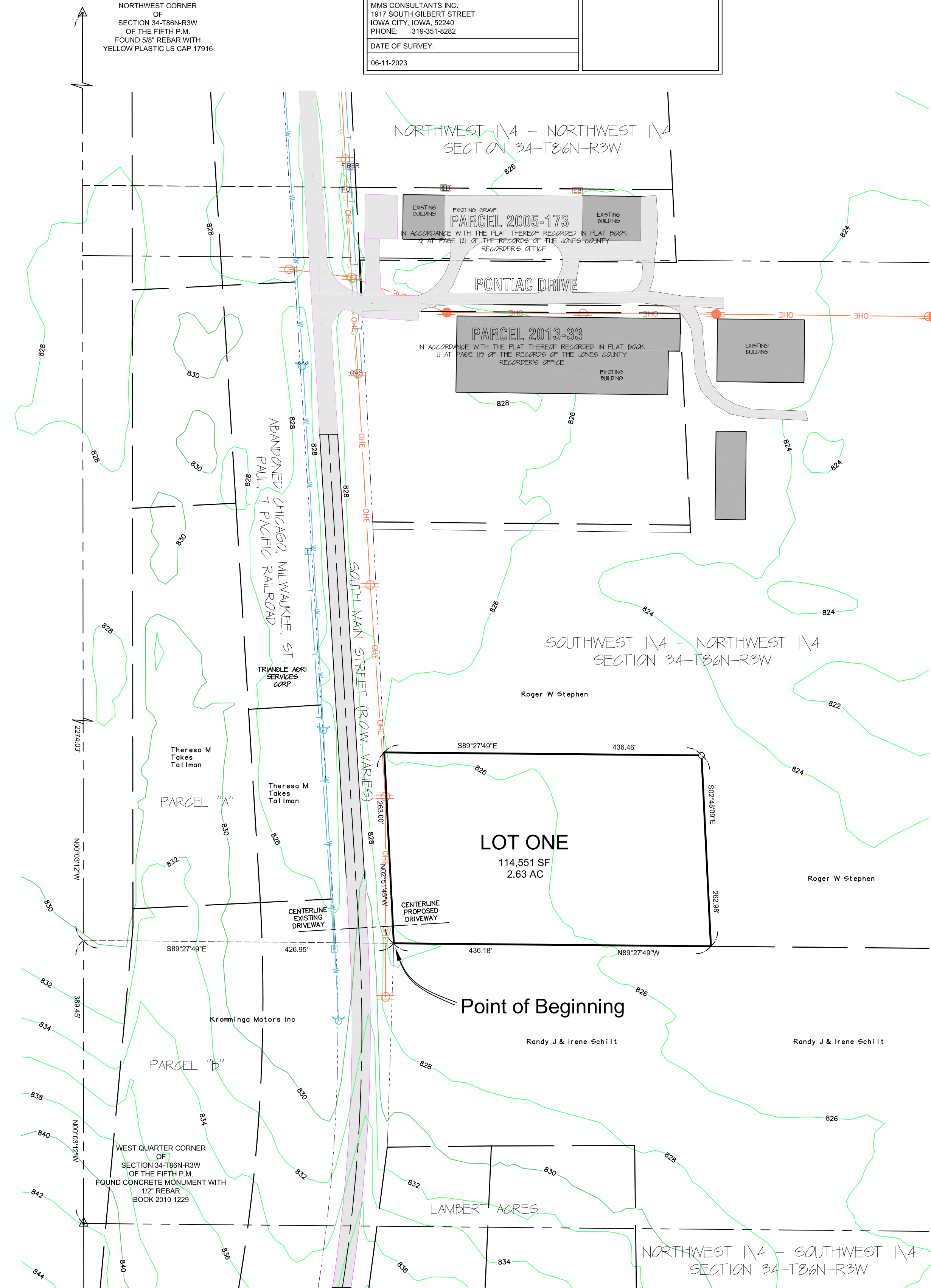
Commencing at the West Quarter Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence N00°03'12"W, along the West Line of the Northwest Quarter of said Section 34, a distance of 389.45 feet; Thence S89°27'49"E, 426.95 feet, to a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151), and the POINT OF BEGINNING; Thence N02°51'45"W, along said Easterly Right-of-Way Line, 263.00 feet; Thence S89°27'49"E, 436.46 feet; Thence S02°48'09"E, 262.98 feet; Thence N89°27'49"W, 436.18 feet, to the POINT OF BEGINNING. Said Brad Stephen's Fourth Addition contains 2.63 Acres, and is subject to easements and restrictions of record.

PLAT APPROVED BY:

JONES COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON

DATE



MMS CONSULTANTS, INC.
Date: 06-13-2024
Designed by: RS
Drawn by: RLW
Checked by: RRN
Project No: IOWA CITY
7502-004

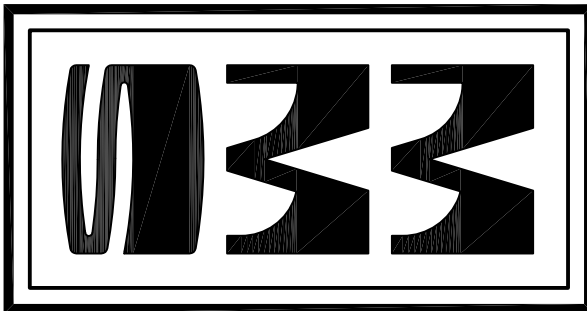
JONES COUNTY
IOWA

BRAD STEPHEN'S
FOURTH ADDITION

PRELIMINARY PLAT

Date Revision

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net



LOCATION: A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 86 NORTH, RANGE 3 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY IOWA	SUBDIVIDER: ROGER W STEPHEN, 1011 S MAIN ST MONTICELLO, IOWA 52310
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DATE OF SURVEY: 06-11-2023	

FOR COUNTY RECORDER'S USE

FINAL PLAT
BRAD STEPHEN'S FOURTH ADDITION
(SHEET 1 OF 2)
JONES COUNTY, IOWA

NOTE:

ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (NORTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

DESCRIPTION - BRAD STEPHEN'S FOURTH ADDITION

Commencing at the West Quarter Corner of Section 34, Township 86 North, Range 3 West, of the Fifth Principal Meridian, Jones County, Iowa; Thence N00°03'12"W, along the West Line of the Northwest Quarter of said Section 34, a distance of 389.45 feet; Thence S89°27'49"E, 426.95 feet, to a Point on the Easterly Right-of-Way Line of South Main Street (US Business 151), and the POINT OF BEGINNING; Thence N02°51'45"W, along said Easterly Right-of-Way Line, 263.00 feet; Thence S89°27'49"E, 436.46 feet; Thence S02°48'09"E, 262.98 feet; Thence N89°27'49"W, 436.18 feet, to the POINT OF BEGINNING. Said Brad Stephen's Fourth Addition contains 2.63 Acres, and is subject to easements and restrictions of record.

LICENSED PROFESSIONAL LAND SURVEYOR

RICHARD R. NOWOTNY
17916

IOWA

SEAL

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

_____, 20____

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

PLAT APPROVED BY:
JONES COUNTY BOARD OF SUPERVISORS:
CHAIRPERSON
DATE

Signed before me this _____ day of _____, 20____.
Notary Public, in and for the State of Iowa.

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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www.mmsconsultants.net

33

33

FINAL PLAT

BRAD STEPHEN'S
FOURTH ADDITION

JONES COUNTY
IOWA

MMS CONSULTANTS, INC.

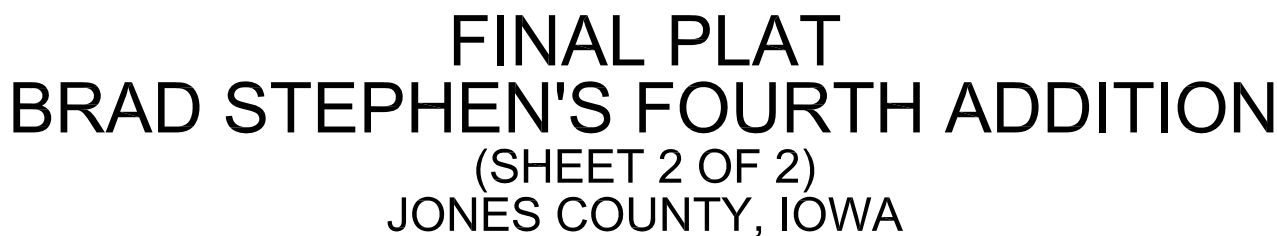
Date: 06-12-2024

Designed by: RRN Field Book No: 1328, 1390

Drawn by: RLW Scale: 1" = 100'

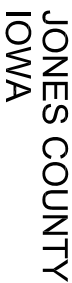
Checked by: RRN Sheet No: 1

Project No: IC 7502-004 of: 2



- ▲ – CONGRESSIONAL CORNER, FOUND
- △ – CONGRESSIONAL CORNER, REESTABLISHED
- △ – CONGRESSIONAL CORNER, RECORDED LOCATION
- – PROPERTY CORNER(S), FOUND (as noted)
- – PROPERTY CORNERS SET
(5/8" Iron Pin w/ yellow, plastic LS Cap
embossed with "MMS")
- ⊗ – CUT "X"
- (R) – RECORDED DIMENSIONS
- (M) – MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



MMS CONSULTANTS, INC.

Date:

06-12-2024

Designed

Field Book No:
1328, 1390

Drawn by:

Scale:
1" = 100'

Checked by _____

Sheet No: 2

Project No.

1	of:	2
---	-----	---

Date _____

Revision

www.mmsconsultants.net

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

CIVIL ENGINEERS
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