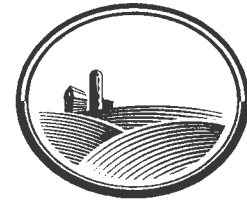


**JONES COUNTY  
PLANNING & ZONING COMMISSION  
TUESDAY, OCTOBER 22, 2024 4:30 P.M.  
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:30 a.m.**
- Call meeting to order and approve the agenda.
  
  - Public Hearing on the preliminary and final plat for owner Barner Inc., to subdivide the SE 1/4 of the SE 1/4 of Section 17 and School Lot 57 in the SW 1/4 of the SW 1/4 of section 16 all of Fairview Township. Calling this Barner Second Addition.
  
  - Action on the preliminary and final plat for owner Barner Inc. to subdivide the SE 1/4 of the SE 1/4 of Section 17 and School Lot 57 in the SW 1/4 of the SW 1/4 of section 16 all of Fairview Township. Calling this Barner Second Addition.
  
  - Next meeting, November 12, 2024. Application deadline is Wednesday October 23, 2024.
  
  - Adjourn

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

Date: October 16, 2024

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Barner Second 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 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
  - There is no proposed interior street. Therefore, there are no proposed 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 have reviewed the Preliminary and Final Plats for the Barner Second Addition to Jones County in Section 16 and 17 of Fairview Township. My comments are as follows:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</p>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<p>I do not see any major concerns/impacts of the planned subdivision at its proposed location. I’m not sure from the information provided if there will be any earthmoving or land cover disturbed as part of this proposed project. If there will be, 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, resulting in degraded lands. Also, 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 &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 address sediment leaving the property.</p>
	Jones County Sanitarian – Paula Hart
Comments:	<ol style="list-style-type: none"> <li>1) Must obtain a well permit from this department prior to construction. If sharing with adjacent lot, recommend a well agreement and submit a copy to this office.</li> <li>2) Must comply with EIRUSS guidelines IF intending to hookup dwelling to the Fairview Lagoon Sewage System. If not allowed, must obtain septic permit from this department with a certified septic contractor with Jones County prior to construction.</li> <li>3) Must meet all minimum distance requirements.</li> </ol>
	Flood Plain Manager – Brenda Leonard
Comments:	These parcels are not in a floodplain.

	Jones County Conservation Board - Brad Mormann
Comments:	No comments received
	Jones County E911 Coordinator – Gary Schwab
Comments:	The Barner Second Addition Preliminary and Final Plats have been reviewed and have 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.
	Land use Administrator- Whitney Amos
Comments	According to the plat of survey there are no entrances to Lots 1 or 2. There are also no utility easements on the plat of survey.

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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 \$225.00 Date: 10/15/24

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

Paid \$325.00 Date: 10/15/24

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

+ \$100 Spec. Meeting

Date Application Filed: 10/15/24

Developer Information			
Name: <u>BARNER INC</u>			
Address to receive mail:	House Number & Street: <u>211 W. MAIN STREET</u>		Apartment/Unit
	City: <u>ANAMOSA</u>	State: <u>IA</u>	Zip Code: <u>52205</u>
Phone: <u>(319) 480-2124</u>	E-mail Address: <u>barnerrealty-auction@outlook.com</u>		

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	<u>84 FAIRVIEW</u>	Section	<u>16 + 17</u>	Property Address	<u>23105 COUNTY ROAD E34</u>
Current Zoning District	<u>X</u> Agricultural	Residential	Commercial	County Parcel ID(s), if known: <u>0917479009</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:	SEE PLAT	
----------------------------	----------	--

Name of Surveyor:	Tom Nowick	Number of lots proposed: 2
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**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](http://www.jonescountyiowa.gov).

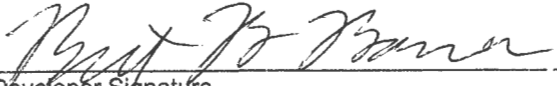
The developer is responsible for reviewing the provisions of the Jones County Zoning and Subdivision Ordinances prior to submitting this application.


- 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.

 10-15-24  
 Developer Signature Date

 10-15-24  
 Owner Signature Date

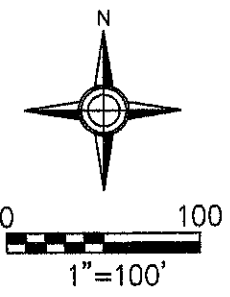
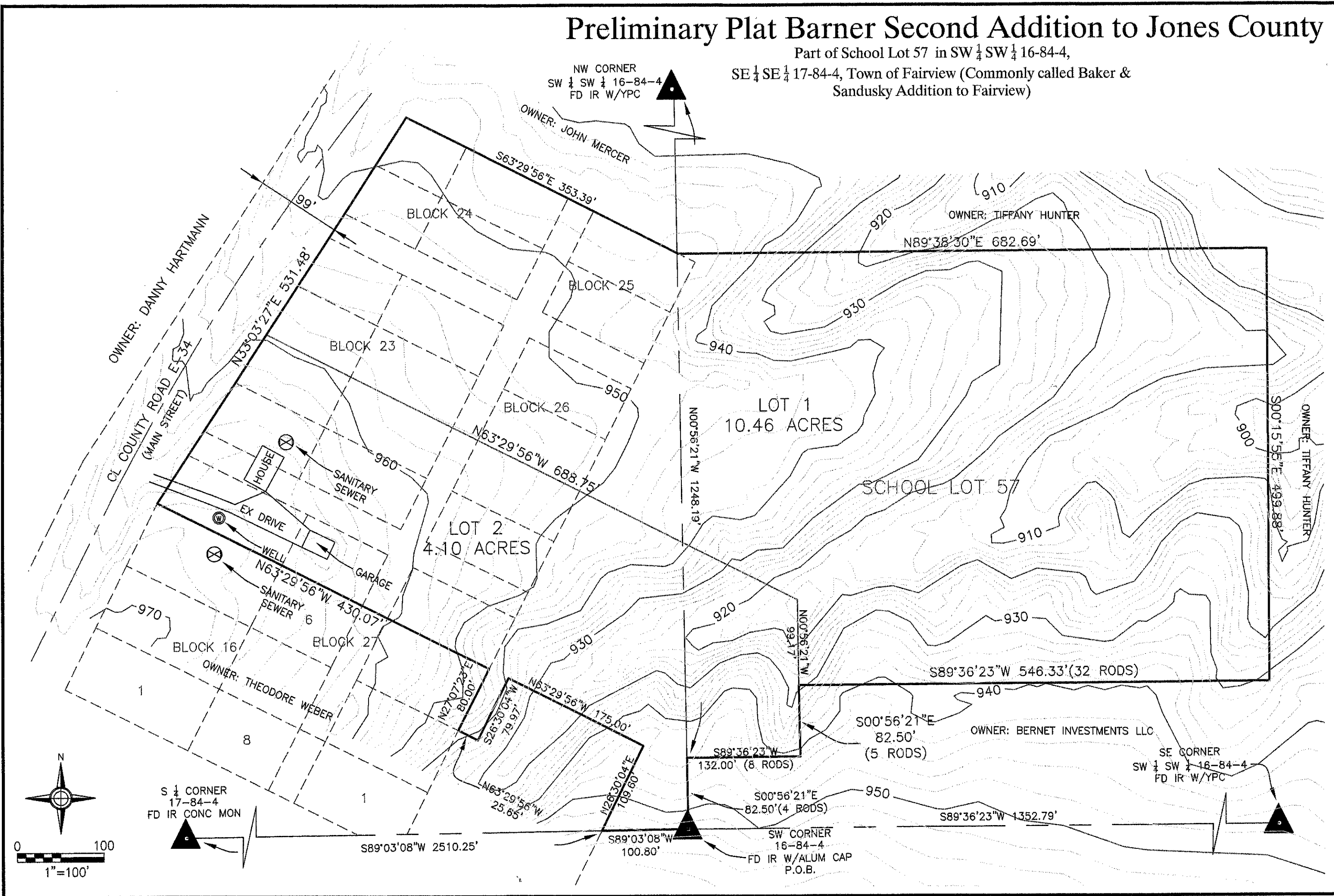
**QUESTIONS**

**WHO TO CONTACT**

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

# Preliminary Plat Barner Second Addition to Jones County

Part of School Lot 57 in SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  16-84-4,  
SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  17-84-4, Town of Fairview (Commonly called Baker &  
Sandusky Addition to Fairview)



Prepared by: Tom Novick  
Novick Land Surveying LLC  
PO Box 365  
Springville, Iowa 52336  
Phone: (319) 334-8197

Drawn By: TMN Approved By: TMN  
Date: 06/2024 Scale: 1"=100'  
Field Book #: DC Fairview

Client:  
Barner Inc.  
211 W. Main Street  
Anamosa, Iowa 52205

NOVICK LAND SURVEYING  
PO Box 365  
Springville, Iowa 52336  
Phone: (319) 334-8197

Sheet No.  
1  
of  
2

# Preliminary Plat Barner Second Addition to Jones County

Part of School Lot 57 in SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  16-84-4,

SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  17-84-4, Town of Fairview (Commonly called Baker & Sandusky Addition to Fairview)

## Parcel Description

A part of the Southeast Quarter(SE  $\frac{1}{4}$ ) of the Southeast Quarter(SE  $\frac{1}{4}$ ) of Section 17, School Lot 57 in the Southwest Quarter (SW  $\frac{1}{4}$ ) Southwest Quarter (SW  $\frac{1}{4}$ ) Section 18, and the Town of Fairview all in Township 84, Range 4 West of the Fifth Principal Meridian, Jones County, Iowa further described as follows:

Beginning at the Southwest Corner of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 18;  
 Thence S89°03'08"W 100.80 feet along the south line of the SE  $\frac{1}{4}$  Section 17;  
 Thence N26°30'04"E 109.60 feet;  
 Thence N63°29'56"W 175.00 feet;  
 Thence S26°30'04"W 79.97 feet;  
 Thence N63°29'56"W 25.65 feet to the east line of Block 27 Town of Fairview;  
 Thence N27°07'23"E 80.00 feet along the east line Block 27 Town of Fairview;  
 Thence N63°29'56"W 430.07 feet to the west line of Block 23 Town of Fairview;  
 Thence N33°03'27"E 531.48 feet along the west line of Town of Fairview;  
 Thence N83°29'56"E 353.39 feet along the north line of the Town of Fairview;  
 Thence N89°38'30"E 682.69 feet along the north line of School Lot 57;  
 Thence S00°15'55"E 499.88 feet along the west line of School Lot 57;  
 Thence S89°36'23"W 546.33 feet;  
 Thence S00°56'21"E 82.50 feet;  
 Thence S89°36'23"W 132.00 feet;  
 Thence S00°56'21"E 82.50 feet to the point of beginning;  
 Containing 14.56 acres and subject to easements and restrictions of record.

For the purpose of this description the south line of the SW  $\frac{1}{4}$  of said Section 17 is assumed to bear S89°03'08"W.

Notes: No public improvements are planned. Access to lots will be on existing drives. The developer is creating 2 residential lots. If owner plans to disturb more than 1 acre an erosion control plan will be submitted to the County Land Use Office.

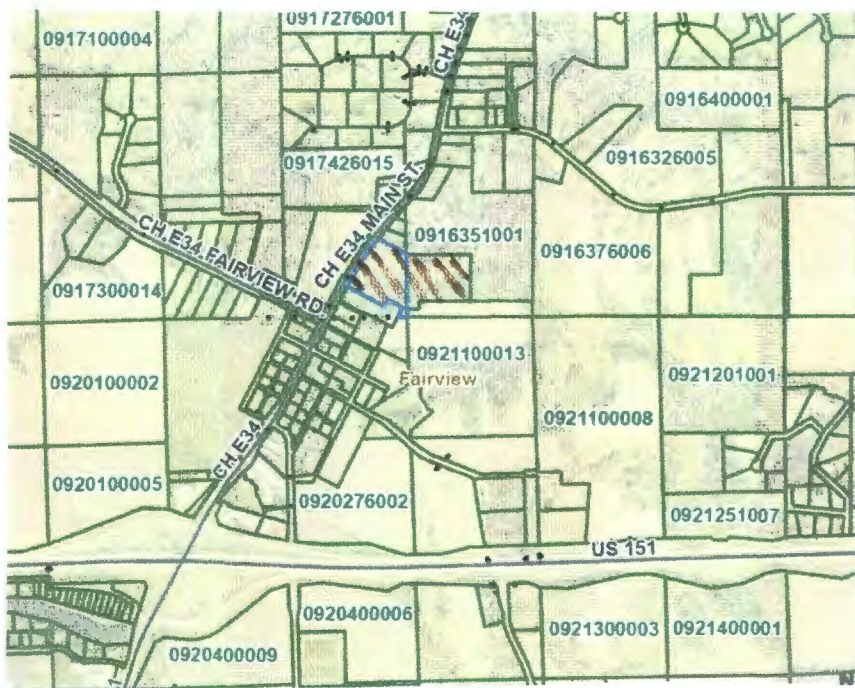
## Reference Documents (Jones County Recorder)

Deed of Trust and Security Agreement Number: 2024-0635.  
 Plat of Survey Parcel 2004-13 Plat Book Q, Page 10.  
 Plat of Survey Parcel 2020-21 Plat Book W, Page 133.  
 Town of Fairview.  
 Baker & Sandusky Addition Town of Fairview  
 Section Plat Book, Section 16-84-4 School Lots

## Legend

Boundary Line	—————
Existing Lot Line	- - - - -
Section Line	—————
Centerline	—————
Found Monument	●
Set 1/2" Iron Pipe w/Cap #17774	○
Recorded	(R)
Point of Beginning	P.O.B.

## Vicinity Map



Prepared by: Tom Novick  
 Novick Land Surveying LLC  
 PO Box 365 Springville, Iowa 52336

Final Plat Barner  
 Second Addition

Drawn By: TMM  
 Date: 8/25/24  
 Field Book #: Barner Fairview

Approved By:  
 Scale: 1"=100'

Client: Barner Inc.  
 211 W. Main Street  
 Anamosa, Iowa 52205

NOVICK LAND SURVEYING  
 PO Box 365  
 Springville, Iowa 52336  
 Phone: (319) 330-8197

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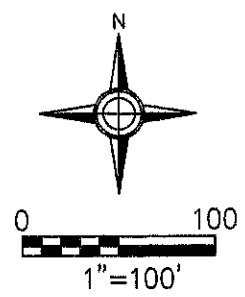
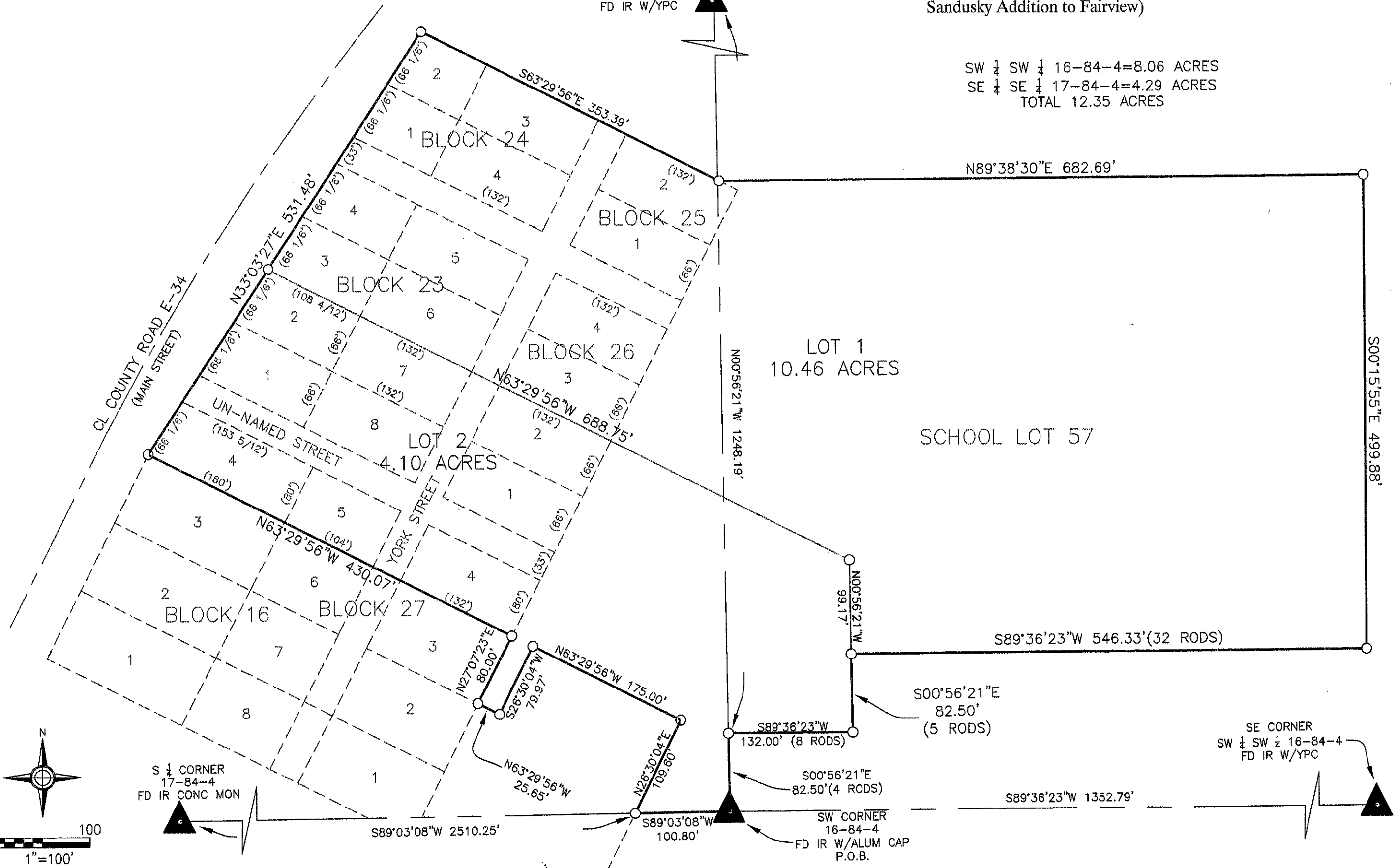
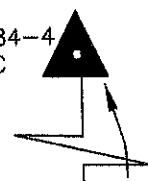


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SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  17-84-4, Town of Fairview (Commonly called Baker &  
Sandusky Addition to Fairview)

SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  16-84-4=8.06 ACRES  
SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  17-84-4=4.29 ACRES  
TOTAL 12.35 ACRES

NW CORNER  
SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  16-84-4  
FD IR W/YPC



S  $\frac{1}{4}$  CORNER  
17-84-4  
FD IR CONC MON

SW CORNER  
16-84-4  
FD IR W/ALUM CAP  
P.O.B.

SE CORNER  
SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  16-84-4  
FD IR W/YPC

Prepared by: Tom Novick  
Novick Land Surveying LLC  
PO Box 365  
Springville, Iowa 52336

Barner Second Addition

Drawn By: TMN Approved By: TMN  
Date: 06/2024 Scale: 1"=100'  
Field Book #: DC Fairview

Barner Inc.  
211 W. Main Street  
Anamosa, Iowa 52205

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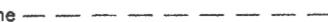




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SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  17-84-4, Town of Fairview (Commonly called Baker &  
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## Legend

Boundary Line   
Existing Lot Line   
Section Line   
Centerline   
Found Monument   
Set 1/2" Iron Pipe w/Cap #17774   
Recorded (R)  
Point of Beginning P.O.B.

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Plat of Survey Parcel 2020-21 Plat Book W, Page 133.  
Town of Fairview.  
Baker & Sandusky Addition Town of Fairview  
Section Plat Book, Section 16-84-4 School Lots

Measurements are in decimal feet.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
THOMAS M. NOVICK IOWA REG. NO. 17774  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL:  
\_\_\_\_\_  
\_\_\_\_\_

## INDEX LEGEND

Location: Town of Fairview, Jones County  
Requester: Bret Barner  
Proprietor: Barner Inc.  
Surveyor: Thomas Novick  
Company: Novick Land Surveying LLC  
PO Box 365 Springville, IA 52336  
Return To: tom@novicklandsurveying.com

Prepared by: Tom Novick  
Novick Land Surveying LLC  
PO Box 365 Springville, Iowa 52336

Final Plat Barners Second Addition

Drawn By: TMN Approved By: \_\_\_\_\_  
Date: 6/25/24 Scale: 1"=100'  
Field Book #: Barner Fairview

Client: Barner Inc.  
211 W. Main Street  
Anamosa, Iowa 52205

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