

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, MAY 13, 2025 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

4:30 p.m.

- Call meeting to order, approve agenda. Approve meeting minutes from the April 8, 2025 meeting.

- Public Hearing on the final plat for Owner Barner Inc., to subdivide Lot 1 of Barner's Second Addition, in 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. A two lot subdivision calling this Barner's Third Addition.

- Action on the final plat for Owner Barner Inc. to subdivide Lot 1 of Barner's Second Addition, 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. A two lot subdivision calling this Barner's Third Addition.

- Public Hearing on final plat for Owner's Lisa Stark and Michael Stark to subdivide part of the SW 1/4 of the SW 1/4 of Section 11 of Lovell Township. A one lot subdivision calling this Shorey Acres.

- Action on final plat for Owner's Lisa Stark & Michael Stark to subdivide part of the SW 1/4 of the SW 1/4 of Section 11 of Lovell Township. A one lot subdivision calling this Shorey Acres.

- Public hearing on preliminary plat for Owner's Lonnie Humpal & Erin Etscheidt Humpal to subdivide the SW Corner of the NW 1/4 of the SW 1/4 of Section 35 of Cass Township. A fifteen lot subdivision calling this Cass Hills.

- Action on preliminary plat for Owner's Lonnie Humpal & Erin Etscheidt Humpal to subdivide the SW Corner of the NW 1/4 of the SW 1/4 of Section 35 of Cass Township. A fifteen lot subdivision calling this Cass Hills.

- Next meeting, June 10, 2025. Application deadline is Wednesday May 21, 2025.

- Adjourn

Jones County Planning and Zoning Commission Meeting Minutes April 8, 2025, 4:30 p.m.

Members present:

Tim Fay
Janine Sulzner
Kris Doll
Lowell Tiedt

Members absent:

Keith Stamp

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Ned Rohwedder

Chairperson Fay called the meeting to order at 4:30p.m.

Motion by Tiedt seconded by Sulzner to approve the agenda for the meeting. All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for March 11, 2025.

Motion by Tiedt seconded by Doll to open the public hearing at 4:30 p.m. for the preliminary plat for Owner Barner Inc., to subdivide Lot 1 of Barner's Second Addition, in 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's Third Addition.

All aye- motion carried

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

- Variance to Section 2. Streets and Access Points,
 - There are not two access points to this subdivision. The only access point is possibly shared between lot 1 and 2 from County Rd E34.
- 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 5. Lot Uses, Setbacks and size, of Article IV, Subdivision Design of the Jones County Subdivision Ordinance.
 - Lot 1 does not meet the minimum requirements of width in the Jones County Zoning Ordinance. Lot narrowest width of Lot 1 is 148.96 feet, the Jones County Zoning Ordinance requires 150 feet for lot width.
- 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, Procedure for Review of Plats. Subsection P. 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.

Sulzner discussed the requirement of having a shared drive to limit the amount of drive ways on County Road E34.

Motion by Tiedt seconded by Sulzner to close the public hearing at 4:43 p.m. All aye. Motion Carried.

Motion by Sulzner seconded by Doll to recommend approval of the preliminary plat with the list variances with the addition of showing a share drive on the final plat of survey.

Tim Fay- aye
 Janine Sulzner- aye
 Lowell Tiedt - aye
 Kris Doll- aye

Motion by Tiedt seconded by Doll to open the public hearing at 4:44 p.m. for the preliminary plat for Owner's Lisa Stark and Michael Stark to subdivide part of the SW 1/4 of the SW 1/4 of Section 11 of Lovell Township. Calling this Shorey Acres.

All aye. Motion Carried.

- Variance to Section 2. Streets and Access Points,
 - There is one existing driveway coming off 150th Ave.
- 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, Procedure for Review of Plats. Subsection P. 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.

There was some discussion about the boundary lines to maybe clean up lot lines.

There was also discussion about adding a variance on location since this subdivision would be over a half of a mile off of a hard surface road. With this subdivision being more than a half of a mile off of a hard surface road and limiting the amount of drive ways and it was mention to make lot #1 and out lot so it is non-buildable.

Motion by Sulzner seconded by Tiedt to close the public hearing at 4:53 p.m. All aye. Motion Carried.

Motion by Tiedt to reject Shorey Acres Subdivision. Motion retracted.

Motion by Tiedt seconded by Sulzner to recommend approval of the preliminary plat by making Lot #1 and unbuildable out lot. Along with the list variances with the addition of Variance to Section 5 Article IV Location; Subdivision is over ½ mile away from a hard surface road.

Tim Fay- aye
Janine Sulzner- aye
Lowell Tiedt - aye
Kris Doll- aye

All aye. Motion Carried.

Motion by Tiedt seconded by Sulzner to open the public hearing at 5:24 for the proposed Cryptocurrency and Data Center Ordinance.

All aye. Motion Carried.

Discussion was had about water usage and adding a requirement for a closed loop cooling system, along with some minor changes.

Motion by Doll seconded by Tiedt to close the public hearing at 5:32 p.m.

All aye. Motion carried.

Motion by Sulzner seconded by Doll to make a recommendation to the Board of Supervisors on the proposed Cryptocurrency and Data Center Ordinance.

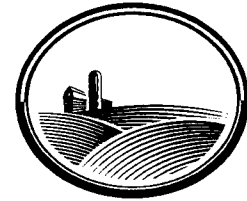
Tim Fay- aye
Janine Sulzner- aye
Lowell Tiedt - aye
Kris Doll- aye

The next regular meeting will be Tuesday May 13, 2025, at 4:30 p.m.

Motion by Tiedt seconded by Doll to adjourn at 5:38 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

Date: May 13, 2025

To: Planning & Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Barner's Third Addition Subdivision-Final Plat

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

- Variance to Section 2. Streets and Access Points,
 - There are not two access points to this subdivision. The only access point is a 40x40 easement shared between lot 1 and 2 from County Rd E34.
- 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 5. Lot Uses, Setbacks and size, of Article IV, Subdivision Design of the Jones County Subdivision Ordinance.
 - Lot 1 does not meet the minimum requirements of width in the Jones County Zoning Ordinance. The narrowest width of Lot 1 is 148.96 feet, the Jones County Zoning Ordinance requires 150 feet for lot width.
- 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, Procedure for Review of Plats. Subsection P. 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: | <i>Barner's Third Addition final plat depicts a driveway easement that does not appear to line up with the existing access out there currently. If a new access will be constructed or if there are any proposed changes (widening, changing the existing surface, etc.) to an existing access, the owner must file an "Application for Access" with the Jones County Secondary Road Department prior to commencing any access construction. If a new access will be constructed or changed, 600 feet of sight distance must be available. If the applicant has any questions, please contact myself for more information.</i> |
| | Jones County District Soil Conservationist – Addie Manternach |
| Comments: | <i>I do not see any major concerns/impacts of the proposed third addition on this site. However, there are some steep slopes and fragile soils in this area. Any disturbance of the land cover could cause severe soil erosion, resulting in degraded lands. In addition, any runoff from heavy rain events is likely to wash soil and other loose material into adjacent water bodies, impairing the water quality there and degrading aquatic habitat. The Jones Soil & Water Conservation District advises the landowner to seek assistance in developing an erosion control plan prior to construction which includes the installation of practices such as silt fence and mulching to prevent soil erosion from the site during construction and addresses sediment leaving the property.</i> |
| | Jones County Sanitarian – Paula Hart |
| Comments: | <ol style="list-style-type: none"> 1) <i>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.</i> 2) <i>Must comply with EIRUSS guidelines IF intending to hookup dwelling to the Fairview Lagoon Sewage System. If not allowed, must obtain a septic permit from this department with a certified septic contractor with Jones County prior to construction.</i> 3) <i>Must meet all minimum distance requirements.</i> |
| | Flood Plain Manager – Brenda Leonard |
| Comments: | <i>Parcel #0916351004 is not located in a flood plain.</i> |
| | Jones County Conservation Board - Brad Mormann |
| Comments: | <i>No comments received</i> |
| | Jones County E911 Coordinator – Gary Schwab |
| Comments: | <i>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.</i> |

Final Plat Barner's Third Addition to Jones County

A Subdivision of Lot 1 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, Part of the Addition to the Town of Fairview
(Commonly called Baker & Sandusky Addition to Town Fairview)

Parcel Description

A subdivision of Lot 1 Barner's 2nd Addition to Jones County. 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 16, the Baker & Sandusky Addition to the Town of Fairview, all in Township 84 North, Range 4 West of the Fifth Principal Meridian, Jones County, Iowa further described as follows.

Beginning at the Northeast Corner of Lot 1 Barner's 2nd Addition and the Northeast Corner of School Lot 57;

Thence S00°15'55"E 499.88 feet along the east line Lot 1 Barner's 2nd Addition;

Thence S89°36'23"W 546.33 feet;

Thence N00°56'21"W 99.17 feet;

Thence N63°29'56"W 688.75 feet to the west line of Lot 1 Barner's 2nd Addition;

Thence N33°03'27"E 298.96 feet along the west line of Lot 1 Barner's 2nd Addition;

Thence S63°29'56"E 353.39 feet along the north line of Lot 1 Barner's 2nd Addition;

Thence N89°38'30"E 682.69 feet along the north line of Barner's 2nd Addition

to the point of beginning.;

Containing 10.46 acres and subject to easements and restrictions of record.

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

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

Resolution Road Vacation dated 12-3-2024

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. |

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: 4/25/25
THOMAS M. NOVICK IOWA REG. NO. 17774

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1



INDEX LEGEND

Location: Town of Fairview, SW $\frac{1}{4}$ SW $\frac{1}{4}$ 17-84-4,

SE $\frac{1}{4}$ SE $\frac{1}{4}$ 16-84-4 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 Barner's
Third Addition

Drawn By: TMN
Date: 12/2/24
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

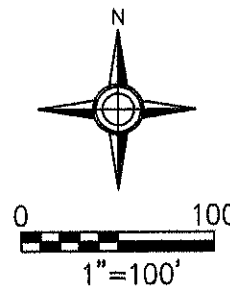
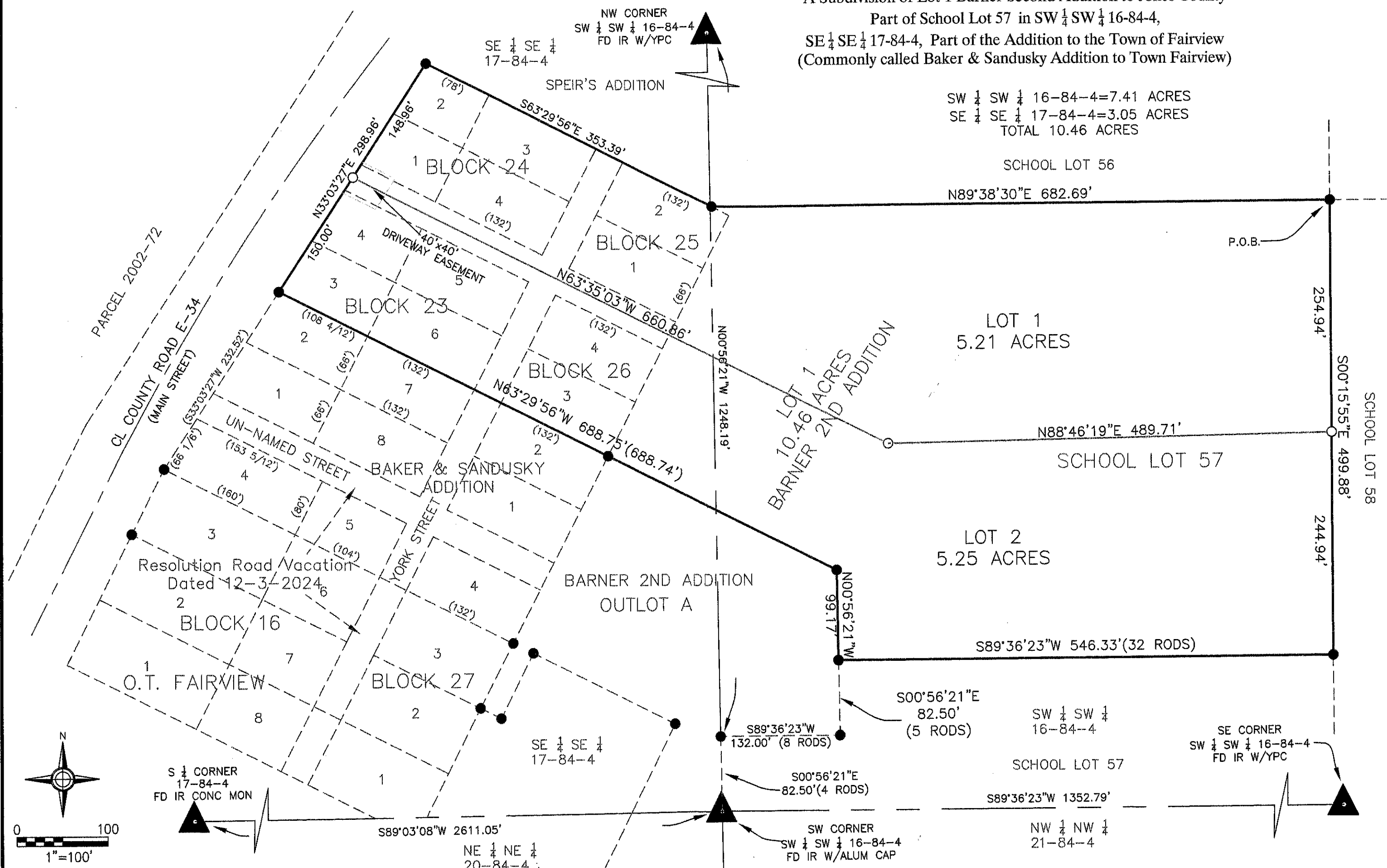
Sheet No.
1
2

Final Plat Barner's Third Addition to Jones County

A Subdivision of Lot 1 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, Part of the Addition to the Town of Fairview
(Commonly called Baker & Sandusky Addition to Town Fairview)

SW $\frac{1}{4}$ SW $\frac{1}{4}$ 16-84-4=7.41 ACRES
SE $\frac{1}{4}$ SE $\frac{1}{4}$ 17-84-4=3.05 ACRES
TOTAL 10.46 ACRES



Prepared by: Tom Novick
Novick Land Surveying LLC
PO Box 365
Springville, Iowa 52336
Phone: (319) 330-8197

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

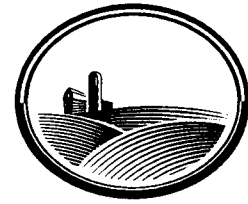
Client:
Barner's Third Addition to Jones County

Drawn By: TMN
Date: 12/2/2024
Field Book #: DC Fairview

Approved By: TMN
Scale: 1"=100'

Sheet No.
2
9
2

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: May 13, 2025

To: Planning & Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Shorey Acres Subdivision-Final Plat

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

- Variance to Section 2. Streets and Access Points,
 - There is one existing driveway coming off 150th Ave.
- 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, Procedure for Review of Plats. Subsection P. 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.
- Variance to Section 6, of Article IV, Location.
 - This subdivision is located over ½ of a mile off a hard surface road. However, this road is a stabilized surface road.

Review by the Jones County Land Use Administrator

| | |
|-----------|--|
| | Jones County Engineer – Derek Snead |
| Comments: | <p><i>Here are my comments for the Shorey Acres final plat as submitted:</i></p> <ul style="list-style-type: none"> • <i>No marker was labeled as 'Set' at the eastern end of line 'L1'</i> • <i>Line 'L2' lists the same bearing as the roadway and these lines are not parallel</i> • <i>Book and Page of the Section Corners are not listed</i> |
| | Jones County District Soil Conservationist – Addie Manternach |
| Comments: | <p><i>I do not see any major concerns/impacts of the planned Shorey Acres 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 & 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>No comments from this department as doesn't involve need for a septic or a well.</i></p> |
| | Flood Plain Manager – Brenda Leonard |
| Comments: | <p><i>Concerning parcel #0211351015 in Lovell Township, Lot 1 is not in the 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 Shorey Acres 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.</i></p> |

INDEX LEGEND

LOCATION: PART OF THE SW1/4 SW1/4,
SECTION 11, T86N, R3W

PROPRIETORS: PART OF THE SW1/4 SW1/4 - LISA D. STARK AND
MICHAEL J. STARK

REQUESTOR: LISA TUETKEN

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT,
WORTHINGTON, IA 52078 | (563) 590-1964

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

**FINAL
PLAT**

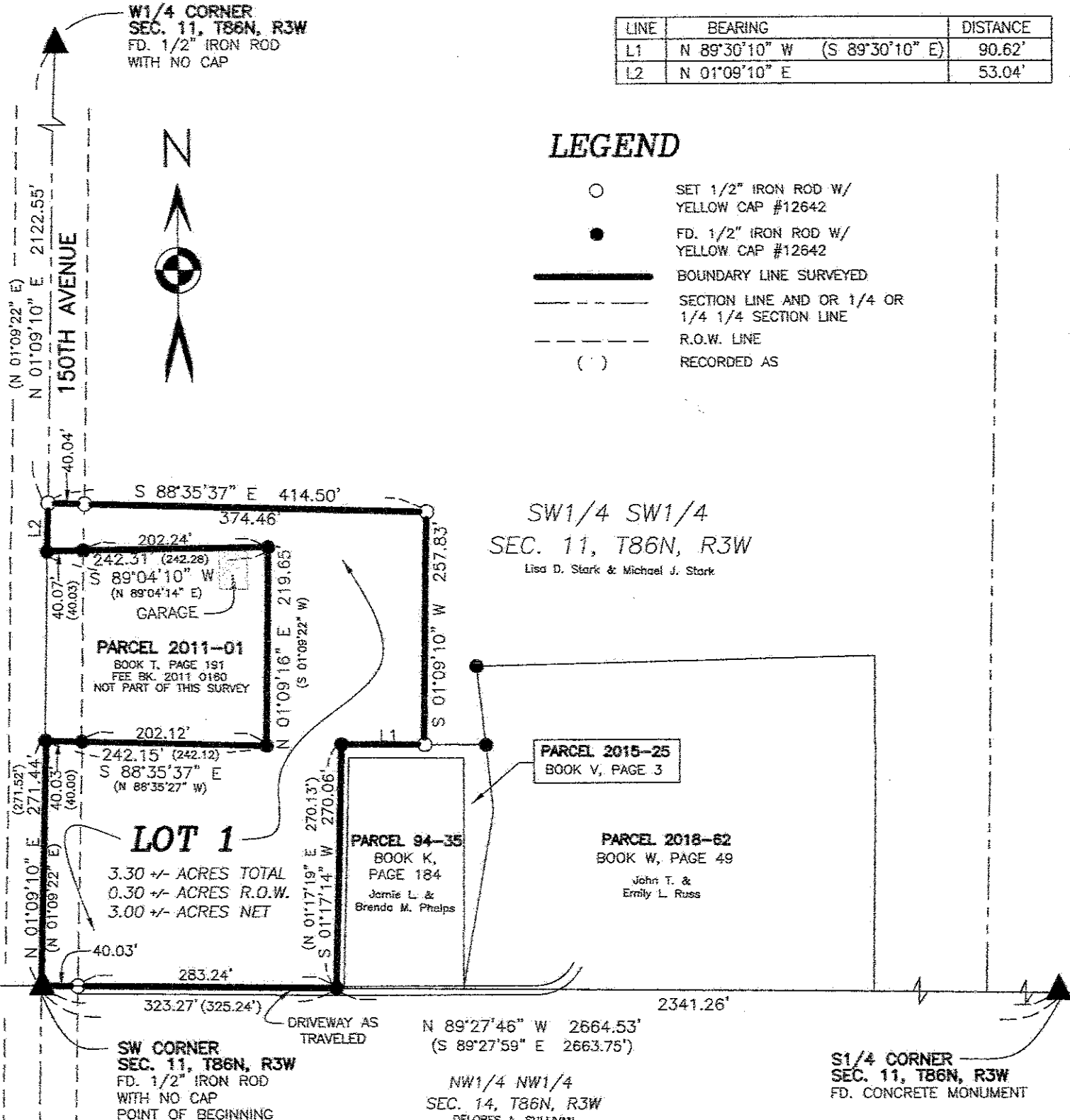
SHOREY ACRES

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE
SOUTHWEST QUARTER (SW1/4), SECTION ELEVEN (11), TOWNSHIP EIGHTY-SIX NORTH (T86N), RANGE
THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA

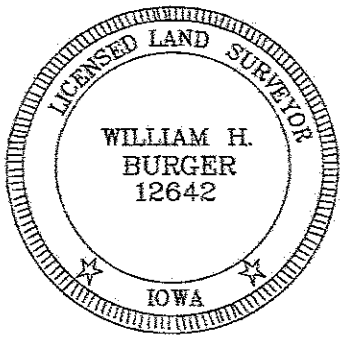
| LINE | BEARING | DISTANCE |
|------|-------------------------------|----------|
| L1 | N 89°30'10" W (S 89°30'10" E) | 90.62' |
| L2 | N 01°09'10" E | 53.04' |

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- FD. 1/2" IRON ROD W/
YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS



NOTE: THIS PLAT IS SUBJECT TO EASEMENTS
OF RECORD AND NOT OF RECORD



DATE OF SURVEY: 3/28/2024 , 3/15/2025

SCALE: 1" = 150' SHEET 1 OF 3

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS
PREPARED AND 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.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

**Wm. Burger
LandSurveyor**

510 3rd Street West Court
Worthington, Iowa 52078

William H. Burger 3/17/25
WILLIAM H. BURGER #12642 DATE

LEGAL DESCRIPTION

SHOREY ACRES – part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Eleven (11), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian, Jones County, Iowa; containing a total of 3.30 acres more or less, including 0.30 acres more or less of public road right of way, divided into one (1) lot and numbered Lot 1 as shown on attached plat, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Section Eleven (11), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian, Jones County, Iowa;

Thence North 01°-09'-10" East 271.44 feet along the West line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Eleven (11) to the Southwest corner of Parcel 2011-01 as recorded in Plat Book T, Page 191 in the Office of the Jones County Recorder;

Thence South 88°-35'-37" East 242.15 feet along the South line and to the Southeast corner of said Parcel 2011-01;

Thence North 01°-09'-16" East 219.65 feet along the East line and to the Northeast corner of said Parcel 2011-01;

Thence South 89°-04'-10" West 242.31 feet along the North line and to the Northwest corner of said Parcel 2011-01;

Thence North 01°-09'-10" East 53.04 feet along the West line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4);

Thence South 88°-35'-37" East 414.50 feet;

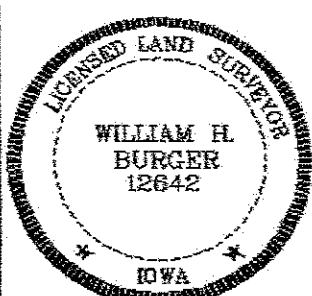
Thence South 01°-09'-10" West 257.83 feet to the North line of Parcel 2015-25 as recorded in Plat Book V, Page 3 in the Office of the Jones County Recorder;

Thence North 89°-30'-10" West 90.62 feet along the North line and to the Northwest corner of said Parcel 2015-25;

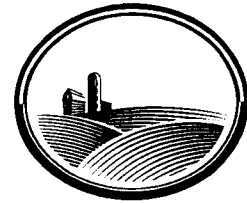
Thence South 01°-17'-14" West 270.06 feet along the West line and to the Southwest corner of said Parcel 2015-25;

Thence North 89°-27'-46" West 323.27 feet along the South line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 3.30 acres more or less, including 0.30 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The West line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Eleven (11), Township Eighty-six North (T86N), Range Three West (R3W) of the Fifth Principal Meridian Jones County, Iowa is assumed to bear North 01°-09'-10" East.

| | |
|---|---|
|  | <p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and 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;</p> <p>My license renewal date is December 31, 2026</p> <p><i>William H. Burger</i> 3/17/25 William H. Burger Date Reg. No. 12642 Sheet No. Z covered by this seal</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 LAND USE

Date: May 13, 2025

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Cass Hills subdivision-preliminary plat

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

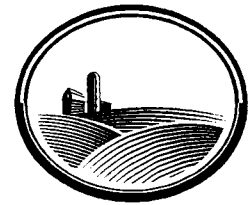
- Variance to Section 3. Interior Street Standards, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - Cul-de- sac streets shall be no longer than seven hundred fifty feet and no shorter than one hundred feet. Gram Alan Road is 811.42 feet. This is measured from the Cass Rd right of way to the center of the cul-de-sac.
- Variance to Section 7. Storm Water Pollution Prevention Plan, of Article V, Minimum Improvements, of the Jones County Subdivision Ordinance.
 - A storm water prevention plan shall be submitted prior to the final plat being submitted to the Board of Supervisors.
- Variance to Section 5, of Article VII, Procedure for Review of Plats. Subsection P. 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 Preliminary Plat for Cass Hills in Section 35 of Cass Township. 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>The access angle shall be established as near to ninety degrees to the centerline of the roadway as site conditions will allow. Graham Alan Road would align closer to ninety degrees if moved further to the south.</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> • <i>The Old Cass Road centerline curve label adjacent to Lots 6 & 15 differ slightly from our road project plans. I have attached the project plans for reference.</i> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance. More information can be found at <u>Secondary Roads - Jones County, Iowa</u> .</i></p> |
| | Jones County District Soil Conservationist – Addie Manternach |
| Comments: | <p><i>I do not see any major concerns/impacts of the planned preliminary plat for Cass Hills at the proposed location. 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 & 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: | <ul style="list-style-type: none"> • <i>Must obtain septic and well permits from this department prior to construction of new dwellings. Minimum required separation distances must be met.</i> • <i>Recommend shared wells on lots where topographically feasible. Private wells may serve 25 or fewer individuals without requiring DNR public well registration. This is approximately 4-5 houses. Require shared well agreement with homeowners to be recorded at the Jones County Recorder Office and a copy submitted to this office.</i> |

| | |
|-----------|---|
| | Flood Plain Manager – Brenda Leonard |
| Comments: | <i>The parcels in the preliminary plat for Cass Hills are not located in a flood plain.</i> |
| | Jones County Conservation Board - Brad Mormann |
| Comments: | <i>No comments received</i> |
| | Jones County E911 Coordinator – Gary Schwab |
| Comments: | <i>The Cass Hills Preliminary Plat has been reviewed and will be 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 with the following road name Corrections as defined in the Appendix, Road Naming Protocols, L.6. Graham Alan Road should be Graham Alan Court Norah Ann Drive should be named Norah Ann Court</i> |

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 \$250 Date: 4/22/25

Final Plat Fee: \$325.00 + \$20 per lot Paid _____ Date: _____
All fees are non-refundable and payable to Jones County.

Date Application Filed: 4/22/25

Developer Information

| | | | |
|---|--|-------------|-----------------|
| Name: Lonnie H. Humpal and Erin M. Etscheidt Humpal | | | |
| Address to receive mail: | House Number & Street: 11098 Highway 151 | | Apartment/Unit |
| | City: Anamosa | State: Iowa | Zip Code: 52205 |
| Phone: (319) 981-1286 | E-mail Address: lonnieh73@yahoo.com | | |

Owner Information

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

Parcel Information

| | | | | | |
|-------------------------|--------------|-------------|------------|---|----------------------------|
| Township | Cass | Section | 35 | Property Address | Old Cass Road (near 13284) |
| Current Zoning District | Agricultural | Residential | Commercial | County Parcel ID(s), if known: 0535326001 and 0535301001 | |
| R | | | | | |

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: | NW 1/4 - SW 1/4 AND THE NE 1/4 - SW 1/4 WEST OF ROAD IN SECTION 35, TOWNSHIP 85 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN. | |
| Name of Surveyor: | RICHARD R, NOWOTNY | Number of lots proposed: 15 |

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.

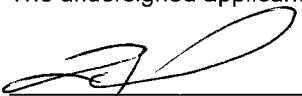
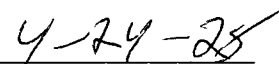
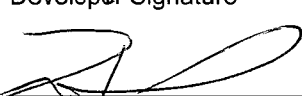
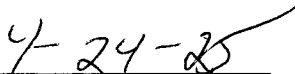
Attachments to preliminary plat and application:

- 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 |
|  _____ 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 |

Adjacent Property Owners List
Cass Hills
Within 500'
MMS Project #10305-012

Free Range Ranch LLC
13893 County Rd X31
Anamosa, IA 52205

Grace Zimmerman Rev Trust
13909 Old Cass Rd
Anamosa, IA 52205

James M. Lenger
13569 Old Cass Rd
Anamosa, IA 52205

Caroll R & Connie S Humpal
19084 Shooting Star Rd
Anamosa, IA 52205

John M Pearson Rev Trust
13284 Old Cass Rd
Anamosa, IA 52205

Vicky S Ellis
204 S Hamilton St
Anamosa, IA 52205

Lucia D Herman
13168 Old Cass Rd
Anamosa, IA 52205

Randy R & Rosann M Caspers
20901 131st St
Anamosa, IA 52205

Clement J Jr & Stacie A Sullivan
13296 212th Ave
Anamosa, IA 52205

Ronnie L & Karen K Stange
13298 212th Ave
Anamosa, IA 52205

David L Stickle Trust
13300 212th Ave
Anamosa, IA 52205

Robert A Gravel
13304 212th Ave
Anamosa, IA 52205

PRELIMINARY PLAT CASS HILLS JONES COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IOWA 52240

OWNER/SUBDIVIDER:
LONNIE A HUMPAL &
ERIN M ETSCHIEDT HUMPAL
11098 HIGHWAY 151
ANAMOSA, IOWA 52205

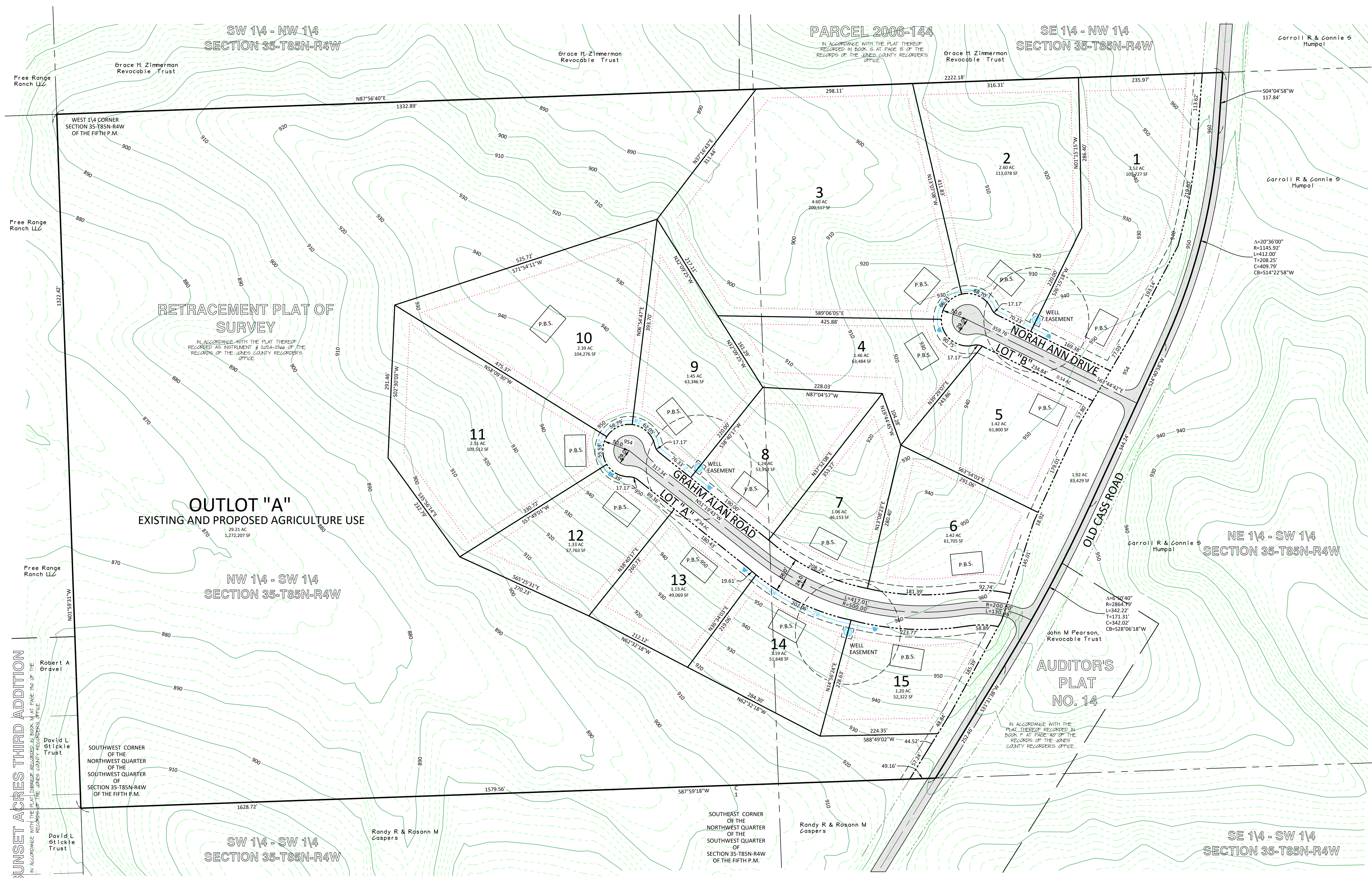
OWNER'S ATTORNEY:
MATTHEW G. MCQUILLEN
301 EAST MAIN STREET
ANAMOSA, IOWA 52205



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-5282
www.mmsconsultants.net

| Date | Revision |
|------|----------|
| | |



STANDARD LEGEND AND NOTES

- PROPERTY &/OR BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER

| | | |
|---------|--------|-------------------------------------|
| -EXIST- | -PROP- | - POWER POLE |
| (S) | (R) | - POWER POLE W/DROP |
| 22-1 | 22-1 | - POWER POLE W/TRANS |
| | | - POWER POLE W/LIGHT |
| | | - GUY POLE |
| | | - LIGHT POLE |
| | | - SANITARY MANHOLE |
| | | - FIRE HYDRANT |
| | | - WATER VALVE |
| | | - DRAINAGE MANHOLE |
| | | - CURB INLET |
| | | - EXISTING EDGE OF GRAVEL |
| | | - FENCE LINE |
| | | - EXISTING SANITARY SEWER |
| | | - PROPOSED SANITARY SEWER |
| | | - EXISTING STORM SEWER |
| | | - PROPOSED STORM SEWER |
| | | - WATER LINES |
| | | - ELECTRICAL LINES |
| | | - TELEPHONE LINES |
| | | - GAS LINES |
| | | - CONTOUR LINES (INTERVAL) |
| | | - PROPOSED GROUND |
| | | - EXISTING TREE LINE |
| | | - EXISTING DECIDUOUS TREE & SHRUB |
| | | - EXISTING EVERGREEN TREES & SHRUBS |

P.S.S. - POTENTIAL INDIVIDUAL SEPTIC SYSTEM

P.B.S. - POTENTIAL BUILDING SITE

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING AND USE

CURRENT AND PROPOSED ZONING = R

MINIMUM REQUIREMENTS FOR R
 LOT AREA = 1 ACRE
 LOT WIDTH = 150
 FRONT SETBACK = 30 FEET
 REAR SETBACK = 30 FEET
 SIDE YARD = 10 FEET

WATER SYSTEM

LOTS 1 THROUGH 5 SHALL SHARE A PRIVATE WELL

LOTS 6, 7, 13, 14, AND 15 SHALL SHARE A PRIVATE WELL.

LOTS 8, 9, 10, 11, AND 12 SHALL SHARE A PRIVATE WELL.

SANITARY SEWER - SEPTIC

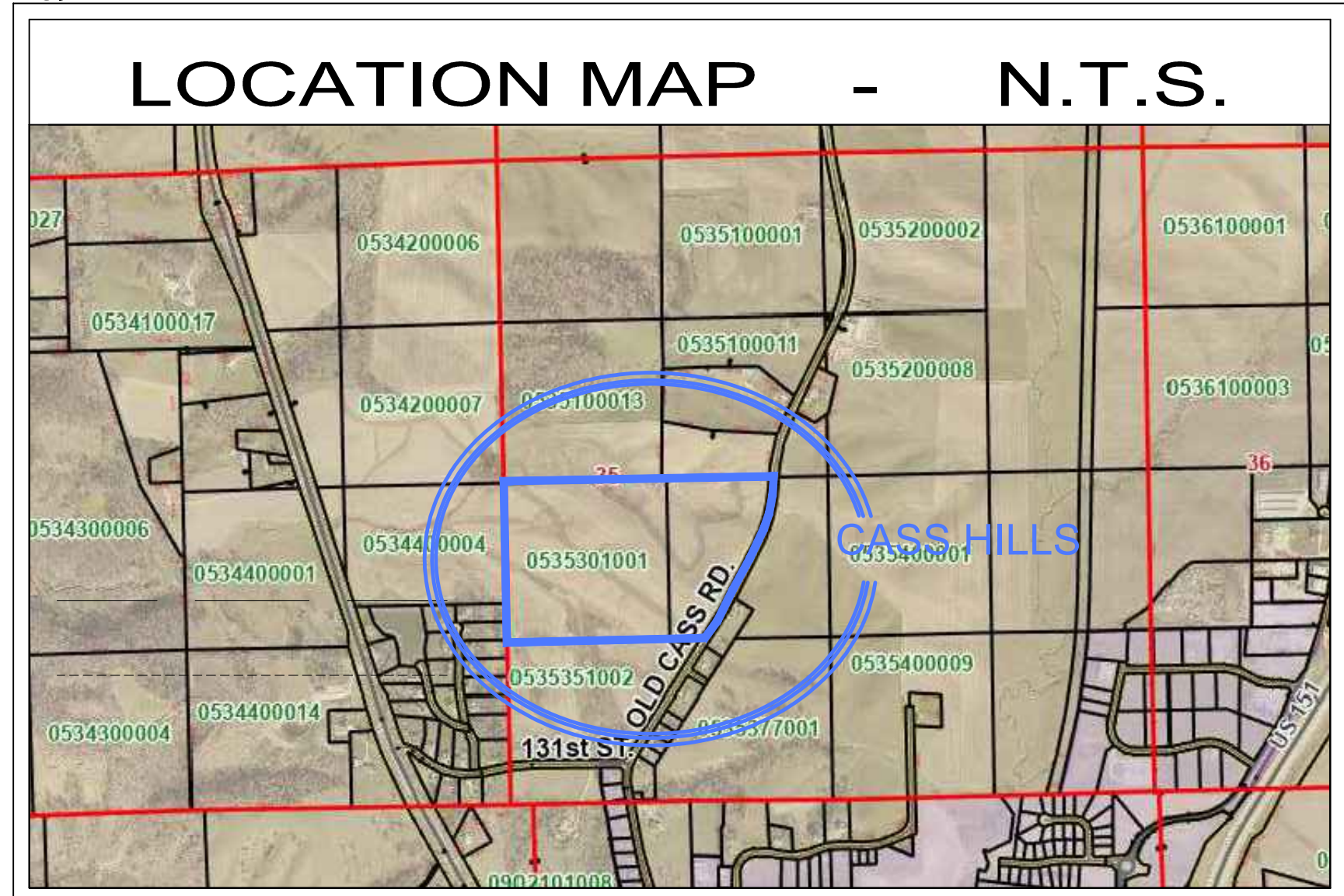
ALL LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS (INDIVIDUAL LOT OWNERS WILL APPLY FOR A SEPTIC PERMIT)

PUBLIC IMPROVEMENTS

ALL INTERNAL SUBDIVISION STREETS SHALL BE A 24 FOOT WIDE GRAVEL SURFACE

UTILITY EASEMENTS

ALL UTILITY EASEMENTS ARE 15' WIDE



DESCRIPTION - CASS HILLS
 That part of the SW 1/4 of Section 35, Township 85 North, Range 4 West of the 5th Principal Meridian, Jones County, Iowa, lying West of the Public Highway extending from its South Line to its North Line, Excepting the portions thereof located in the S 1/2 of the SW 1/4 of said Section 35, Township 85 North, Range 4 West of the 5th Principal Meridian, Jones County, Iowa

All as shown on the Plat of Survey - Retracement recorded in Document No. 2024-2566 of the Jones County, Iowa records.

Subject of the rights of the public in all highways and to all easements of record.

Containing 60.52 Acres.

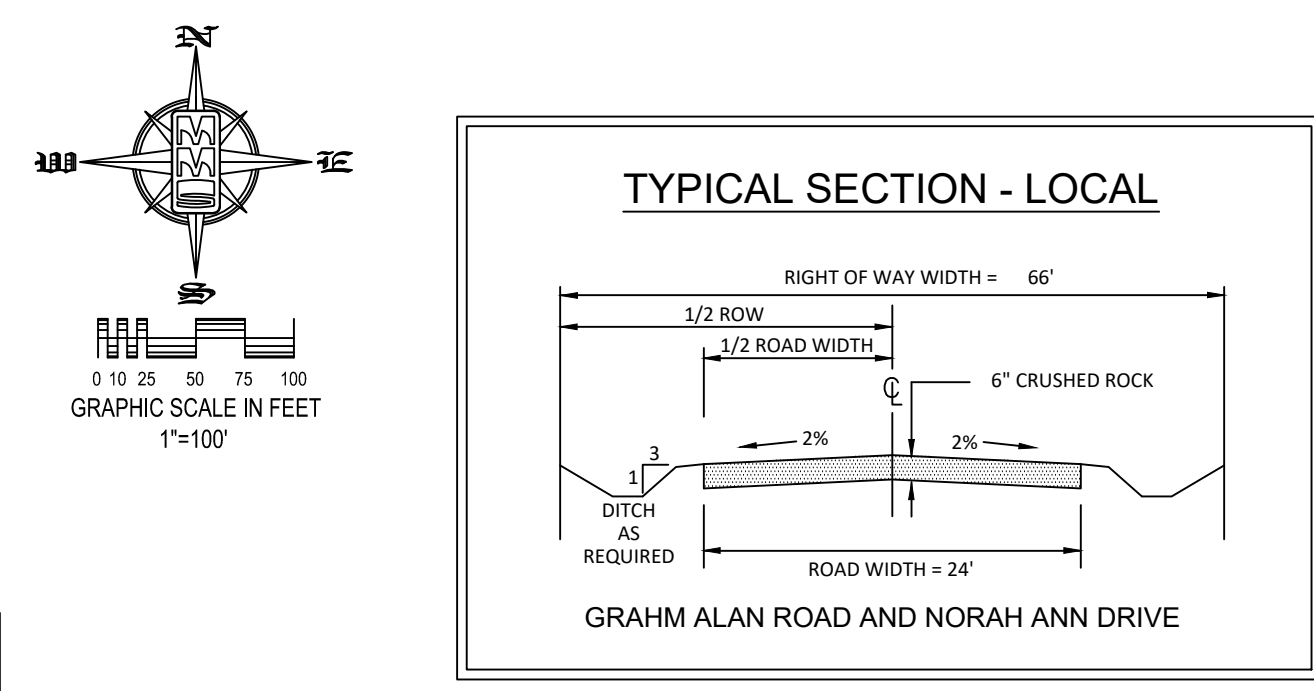
PLAT APPROVED BY:

JONES COUNTY BOARD OF SUPERVISORS:

| | |
|-------------|------|
| CHAIRPERSON | DATE |
|-------------|------|

LOT "A" CONTAINS 1.34 ACRES, AND IS TO BE DEDICATED AND MAINTAINED BY A HOME OWNERS ASSOCIATION FOR ROAD RIGHT-OF-WAY

LOT "B" CONTAINS 0.54 ACRE, AND IS TO BE DEDICATED AND MAINTAINED BY A HOME OWNERS ASSOCIATION FOR ROAD RIGHT-OF-WAY



NOTE:
 LOT 1, 5, 6, AND 15 SHALL NOT HAVE DIRECT VEHICULAR ACCESS ONTO OLD CASS ROAD

PRELIMINARY PLAT

CASS HILLS

JONES COUNTY IOWA

MMS CONSULTANTS, INC.

| | |
|-----------------|------------|
| Date: | 03-25-2025 |
| Designed by: | LH |
| Field Book No.: | |
| Drawn by: | RLW |
| Scale: | 1"=100' |
| Checked by: | RLA |
| Sheet No.: | 1 |
| Project No.: | 10305-012 |