

**JONES COUNTY
PLANNING & ZONING COMMISSION**

**TUESDAY, JUNE 10, 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 May 13, 2025 meeting.

- 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 preliminary plat for CW Barner Enterprises LLC to subdivide parcel 2019-12 in the SW 1/4 of the NE 1/4 in Section 20 of Fairview Township.
- Action on preliminary plat for CW Barner Enterprises LLC to subdivide parcel 2019-12 in the SW 1/4 of the NE 1/4 in Section 20 of Fairview Township.
- Next meeting, July 8, 2025. Application deadline is Wednesday June 18, 2025.
- Adjourn

Jones County Planning and Zoning Commission Meeting Minutes May 13, 2025, 4:30 p.m.

Members present:

Tim Fay
Janine Sulzner
Lowell Tiedt
Keith Stamp

Members absent:

Kris Doll

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Lisa Tueken

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

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

Motion by Tiedt seconded by Sulzner to approve the meeting minutes for April 8, 2025.

Motion by Tiedt seconded by Stamp to open the public hearing at 4:32 p.m. for 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. 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.

There was discussion about shared access. Questions were raised, will this be a new access or will they be using the existing access. The access on the final plat does not line up with the existing access. There needs to be clarification.

Motion by Sulzner seconded by Tiedt to close the public hearing at 4:44 p.m. All aye. Motion Carried.

Motion by Stamp seconded by Tiedt to recommend tabling the final plat of Barner's Third Addition until the June meeting.

Tim Fay- aye
 Janine Sulzner- aye
 Lowell Tiedt - aye
 Keith Stamp- aye

Motion by Sulzner seconded by Tiedt to open the public hearing at 4:45 p.m. for the 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. 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.
- 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.

Lisa stated that she is requesting Lot#1 to remain a buildable lot. She would possibly like to put an accessory structure on this parcel in the future, whether that being solar or a garage or shop. The Land Use Administrator advised both the Commission and Tueken that in order to build an accessory structure on any parcel there must be a primary dwelling unit. Therefore, making a deed restriction required prior to any sort of accessory building.

Motion by Stamp seconded by Tiedt to close the public hearing at 4:52 p.m. All aye. Motion Carried.

Motion by Stamp seconded by Sulzner to recommend approval of the final plat with a deed restriction with parcel #2011-01 along with the listed variances.

Tim Fay- aye
 Janine Sulzner- aye
 Lowell Tiedt - aye
 Keith Stamp- aye

All aye. Motion Carried.

Motion by Stamp seconded by Tiedt to open the public hearing at 4:56 p.m. for the 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.

All aye. Motion Carried.

- 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. Grahm 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.

There was much discussion about the cul-de-sac names, they do not follow the 911 rural addressing system ordinance.

There was also inquiry of a public septic system instead of individual septic systems. Further research by the Land Use Administrator will have to be done.

Motion by Stamp seconded by Tiedt to close the public hearing at 5:16 p.m. All aye. Motion Carried.

Motion by Stamp seconded by Tiedt to recommend approval of the preliminary plat with the street names being in accordance with the rural 911 addressing system and be congruent with nearby streets and address number system, along with the listed variances.

Tim Fay- aye
 Janine Sulzner- aye
 Lowell Tiedt - aye
 Keith Stamp- aye

The next regular meeting will be Tuesday June 17, 2025, at 4:30 p.m. with a deadline of May 28, 2025.

Motion by Sulzner seconded by Stamp to adjourn at 5:22 p.m.

All aye. Motion carried.



JONES COUNTY, IOWA
Barner's Third
Addition



Date: 5/20/2025

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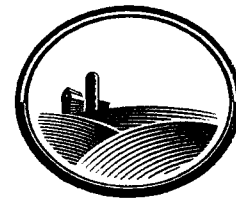
LEGEND

-  Preliminary Lines
-  Preliminary Easements

2023 Aerial



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 5/20/25 Date: 5/20/25

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

Paid 5/20/25 Date: 5/20/25

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

Date Application Filed: 5/20/25

Developer Information			
Name: <u>CW Barner Enterprises LLC</u>			
Address to receive mail:	House Number & Street: <u>211 W. Main St.</u>		Apartment/Unit
	City: <u>Anamosa</u>	State: <u>IA</u>	Zip Code: <u>52205</u>
Phone: <u>319 462-4100</u>	E-mail Address: <u>barnerrently_auction@aol.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>FAIRVIEW 84</u>	Section	<u>20</u>	Property Address <u>23463 COUNTY ROAD E-34</u>
Current Zoning District	Agricultural	Residential	Commercial <input checked="" type="checkbox"/>	County Parcel ID(s), if known:
				<u>0920252019</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:

Number of lots proposed:

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.

Bert Berner For CW Berner Ent S-21-25
Developer Signature Date

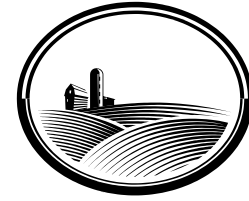
Bert Berner S-21-25
Owner Signature Date

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

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JONES COUNTY LAND USE

Date: June 10, 2025

To: Planning & Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of CW Barner Addition -Preliminary 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 possible access point would be off of 230th Ave through Lot #3.
 - An easement may be required for access to lot #2 and lot #1.
- 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.

Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Preliminary Plat CW Barner Addition to Jones County in Section 20 of Fairview 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>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 addition preliminary 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></p>
	Jones County Sanitarian – Lisa Bogan
Comments:	<p><i>Any future plans for well or septic needs will need to be brought to the attention of Jones County Environmental. If needed, applications will need to be submitted to determine if those can be permitted through Jones County or the Iowa DNR offices.</i></p>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>The parcels associated with this request are not located in a floodplain.</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 CW Barner Preliminary Plat has been reviewed and has been found lacking in compliance 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. In particular there is a lack of clear access to either lot that would be presumed to be from 230th Ave. or from County Road E34 making it difficult to address properly.</i></p>



JONES COUNTY, IOWA

CW Barner
Addition

Date: 5/30/2025

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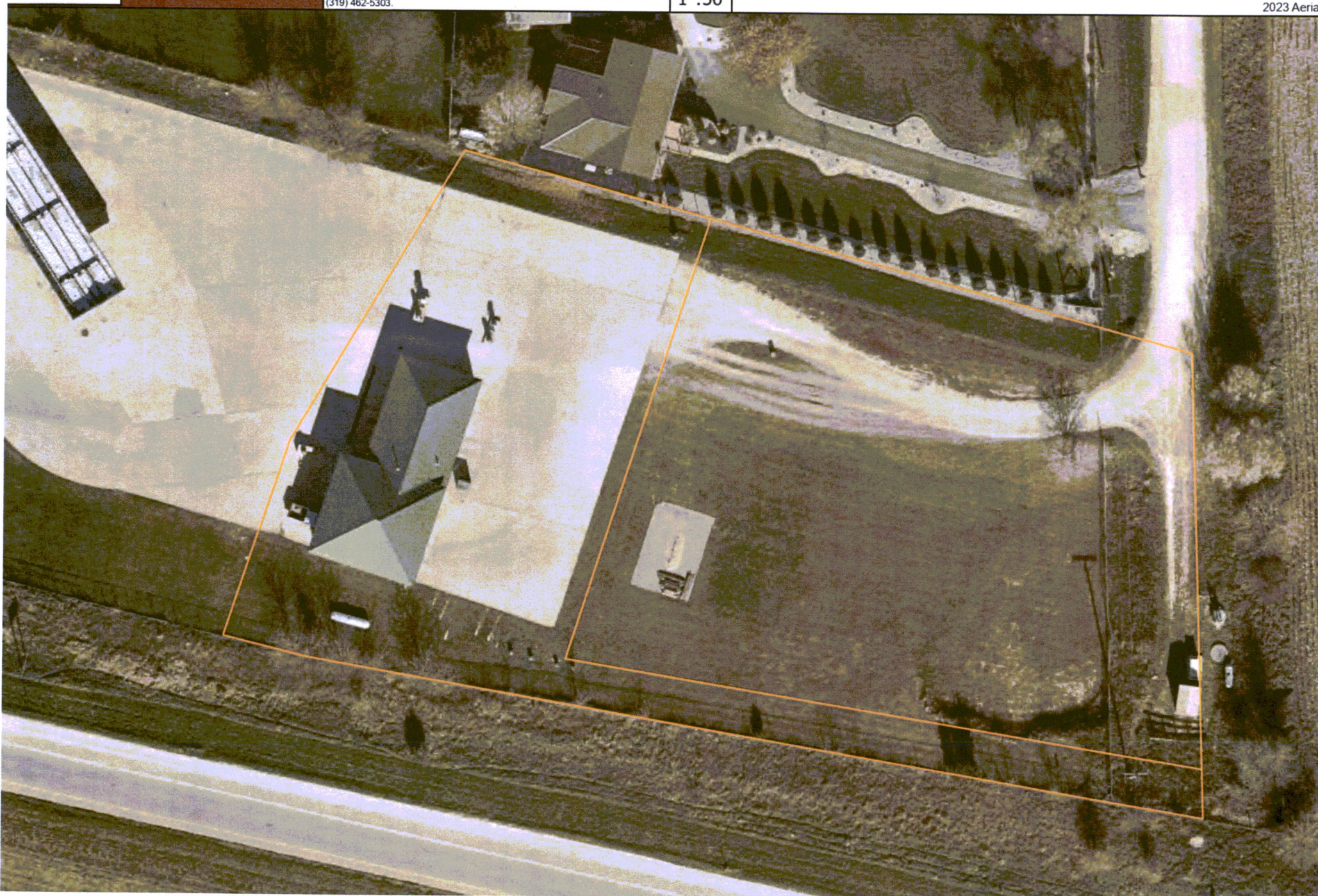
SCALE

1":50'

LEGEND

- Preliminary Lines
- Preliminary Easements

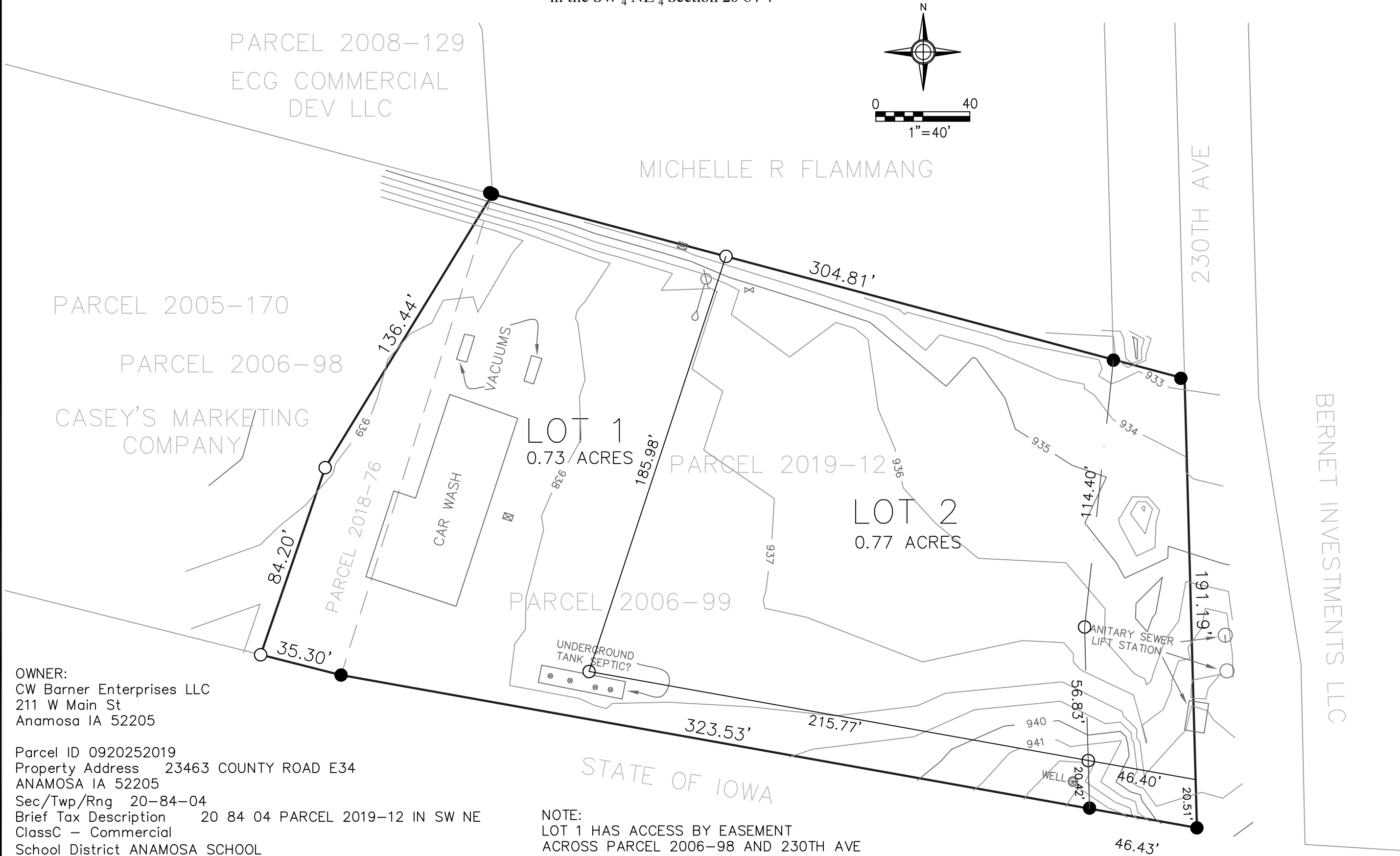
2023 Aerial



Preliminary Plat CW Barner Addition to Jones County

Parcel 2019-12 Comprised of Parcel 2006-99 and 2018-76

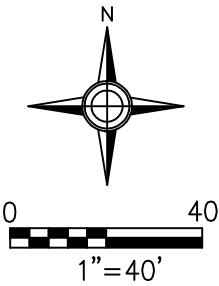
in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 20-84-4



OWNER:
CW Barner Enterprises LLC
211 W Main St
Anamosa IA 52205

Parcel ID 0920252019
Property Address 23463 COUNTY ROAD E34
ANAMOSA IA 52205
Sec/Twp/Rng 20-84-04
Brief Tax Description 20 84 04 PARCEL 2019-12 IN SW NE
ClassC - Commercial
School District ANAMOSA SCHOOL

NOTE:
LOT 1 HAS ACCESS BY EASEMENT
ACROSS PARCEL 2006-98 AND 230TH AVE
LOT 2 WILL BE ACCESSED BY 230TH AVE



NOVICK LAND SURVEYING PO Box 365 Springville, Iowa 52336 Phone: (319) 330-8197	Client: Barner, Inc. 211 W. Main Street Anamosa, Iowa 52205	Drawn By: TMN Date: 06/2024 Field Book #: DC Fairview	Approved By: TMN Scale: 1"=100'	Preliminary Plat	Prepared by: Tom Novick Novick Land Surveying LLC PO Box 365 Springville, Iowa 52336
Sheet No. 1					