

**JONES COUNTY
PLANNING & ZONING COMMISSION**

**TUESDAY, JULY 1, 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 June 10, 2025 meeting.
- Public Hearing on preliminary plat for Randy Caspers, to subdivide the South 1/2 of the SW 1/4 of Section 35 of Cass Township, a one lot subdivision calling this Caspers Acres.
- Action on preliminary plat for Randy Caspers, to subdivide the South 1/2 of the SW 1/4 of Section 35 of Cass Township, a one lot subdivision calling this Caspers Acres.
- Next meeting, August 12, 2025. Application deadline is Wednesday July 23, 2025.
- Adjourn

Jones County Planning and Zoning Commission Meeting Minutes June 10, 2025, 4:30 p.m.

Members present:

Tim Fay
Lowell Tiedt
Keith Stamp
Kris Doll

Members absent:

Janine Sulzner

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Chairperson Fay called the meeting to order at 4:29 p.m.

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

Motion by Tiedt seconded by Doll to approve the meeting minutes with changes for May 10, 2025.

There was discussion 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.

It was discussed that the new access had been constructed to match the final plat of survey, and the old access had been removed.

The new access was approved by the County Engineers Office.

Motion by Stamp seconded by Tiedt to recommend approval for the final plat of Barner's Third Addition a two lot subdivision located in section 16 & 17 of Fairview Township.

Tim Fay- aye

Kris Doll-aye

Lowell Tiedt - aye

Keith Stamp- aye

Motion by Doll seconded by Tiedt to open the public hearing at 4:37 p.m. for the preliminary plat for Owner CW Barner Enterprises LLC, to subdivide parcel 2019-12 in the SW 1/4 of the NE 1/4 of Section 20 of Fairview Township. A two-lot subdivision calling this CW Barner Addition.

- 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.

There was much discussion about the access to Lot#2. It appears that the only access would be either through Lot #1 or through the Casey's General Store parking lot. There is no known easements at this time.

Motion by Stamp seconded by Teidt to close the public at 4:44 p.m. All aye. Motion Carried.

Motion by Stamp seconded by Doll to table the CW Barner Addition until easements are established and recorded.

Tim Fay- aye
Kris Doll-aye
Lowell Tiedt - aye
Keith Stamp- aye

The next regular meeting will be Tuesday July 1, 2025, at 4:30 p.m. with a deadline of June 11, 2025.

Motion by Tiedt seconded by Stamp to adjourn at 4:55 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 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 4/10/06 Date: _____

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

Paid 4/10/06 Date: _____

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

CK #4538 \$570.00

Date Application Filed: _____

Developer Information			
Name: <u>Randy R Caspers</u>			
Address to receive mail:	House Number & Street: <u>20901 131st Street</u>		Apartment/Unit
	City: <u>Anamosa</u>	State: <u>Iowa</u>	Zip Code: <u>52205</u>
Phone: <u>CONFIDENTIAL</u>	E-mail Address: _____		<u>CONFIDENTIAL</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>QASS</u>	Section: <u>35</u>	Project Address _____	
Current Zoning District: <u>Agricultural</u>	<u>X</u> Residential	County Parcel ID(s), if known: <u>0535351002</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:

Bill Bengice Survey

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?

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.

*disturbing less than 1/2 acre
rest is hay ground*

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.

Randy R Casper *6-6-25*
Developer Signature Date

Randy R Casper *6-6-25*
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

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

PRELIMINARY PLAT CASPERS ACRES

PART OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-FIVE NORTH (T85N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, JONES COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	S 00°17'00" W	210.76'
L2	N 89°11'24" W (N 89°11'08" W)	50.00'

NOTES:

- 1) LOT ONE (1) IS PROPOSED FOR A SINGLE FAMILY RESEDENCE
- 2) LOT ONE (1) SHALL BE RESTRICTED TO A MINIMUM SETBACK DISTANCE OF 30.0' FROM FRONT AND REAR LOT LINES AND 10' SIDE LOT LINE SETBACKS
- 3) LOT ONE (1) WILL BE SERVICED BY EXISTING UTILITIES ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV.
- 4) DRIVEWAY APPROVED BY JONES COUNTY ROADS DEPARTMENT WILL ACCESS 131ST STREET AS SHOWN
- 5) THEIR ARE NO FLOOD PLAIN AREAS WITHIN LOT ONE (1)
- 6) NO PROPOSED REGRADING OF LOT ONE (1)

NW CORNER SW1/4 SW1/4
SEC. 35, T85N, R4W
FD. 5/8" IRON ROD W/
ORANGE CAP #15084

NE CORNER SW1/4 SW1/4
SEC. 35, T85N, R4W
FD. 5/8" IRON ROD W/
ORANGE CAP #15084

DIMENSION
LINE ONLY

S1/2 SW1/4
SEC. 35, T85N, R4W
LYING WEST OF THE PUBLIC HIGHWAY
EXCEPT PARCEL 96-04

NOTE:
ALL UTILITIES ARE LOCATED IN
THE NORTH DITCH OF 131ST
STREET. LOCATIONS SHOWN ARE
APPROXIMATE. EXACT LOCATION
SHALL BE BY ONE CALL LOCATE.

- 1.) CENTURYLINK
- 2.) ALLIANT ENERGY
- 3.) NATURAL GAS
- 4.) REC CABLE

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊙ SET MAG NAIL W/ WASHER
- FD. 5/8" IRON ROD W/
ORANGE CAP #15034
- ⊕ FD. MAG NAIL
- PROPOSED BOUNDARY LOT 1
- - - SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS
P.O.B.

LOT 1

2.11 +/- ACRES TOTAL
0.04 +/- ACRES R.O.W.
2.07 +/- ACRES NET

DETAIL



PROPOSED DRIVEWAY

UTILITIES (SEE NOTE)

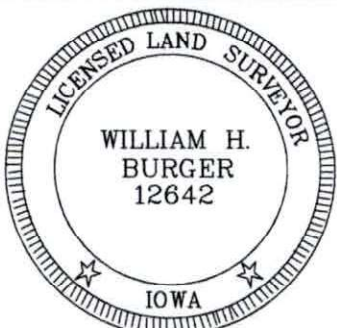
ASPHALT ROAD
N 89°11'24" W 337.12'
(N 89°11'08" W)

131ST STREET
ASPHALT ROAD
N 89°11'24" W 409.00'
(N 89°11'08" W)

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

PARCEL 96-04
BOOK 391, PAGE 283

LOT 4
OLD CASS SECOND ADD.
TO THE CITY OF ANANMOSA
JONES COUNTY, IOWA



NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 5/16/2025

SCALE: 1" = 150'

SHEET 1 OF 1

PROPRIETORS: RANDY R. CASPERS AND ROSANN M. CASPERS

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

WILLIAM H. BURGER

#12642

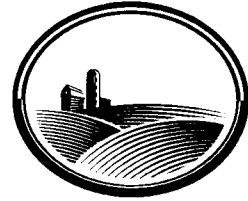
DATE

William H. Burger 6/13/25

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

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 1, 2025

To: Planning & Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Caspers Acres Subdivision-Preliminary Plat

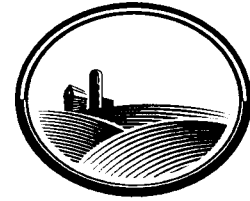
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Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Preliminary Plat for Caspers Acres 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>• 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>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<p><i>I do not see any major concerns/impacts of the preliminary plat near for Caspers Acres. However, the landowner is advised to take precautions 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. 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 also address sediment leaving the property.</i></p>
	Jones County Sanitarian – Lisa Bogan
Comments:	<p><i>Septic and well applications if required, are to be submitted and permitted through Jones County Environmental.</i></p>
	Flood Plain Manager – Whitney Amos
Comments:	<p><i>Parcel#0535351002 is 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 Caspers acres Preliminary Plat 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>

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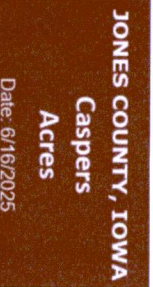
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Date: 6/16/2025

This map was produced from data maintained in the Jones County Geographic Information System. For further information regarding maps, data sources or the availability of GIS products and services, please contact Jones County GIS at: (319) 462-5303.



SCALE
1"=222'

LETTERS

Preliminary Lines

Preliminary Easements

2023 Aerial