

**JONES COUNTY  
PLANNING & ZONING COMMISSION  
TUESDAY, DECEMBER 9, 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 November 18, 2025 meeting.
- Public hearing on final 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 final 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.
- Public hearing on changes to Article VI Non-Conforming Uses of the Jones County Zoning Ordinance.
- Action for public hearing on changes to Article VI Non-Conforming Uses of the Jones County Zoning Ordinance.
- Next meeting, January 13, 2026. Application deadline is Tuesday December 23, 2025.
- Adjourn

**Jones County Planning and Zoning Commission Meeting Minutes November 18, 2025, 4:30 p.m.**

Members present:

Janine Sulzner  
Tim Fay  
Lowell Tiedt

Members absent:

Keith Stamp  
Kris Doll

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Randall Williams  
AnneMary Riniker  
Pat & Deb Swain  
Marty & Suzanne Kelly

Chairperson Fay called the meeting to order at 4:32 p.m.

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

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for October 14, 2025.

Motion by Tiedt seconded by Sulzner to open the public hearing at 4:33 for the final 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.

- 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. 132<sup>nd</sup> Street Court 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.

Williams advised that there is a soil erosion control plan and drainage control plan, this also includes a storm water pollution prevention plan.

Motion by Sulzner seconded by Tiedt to close the public hearing at 4: 37 p.m.

Motion by Sulzner seconded by Tiedt to approve the Cass Hills final plat with the listed variances.

- 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. 132<sup>nd</sup> Street Court is 811.42 feet. This is measured from the Cass Rd right of way to the center of the cul-de-sac.

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

All aye. Motion Carried.

Review of Conditional Zoning Agreement for property located at 10626 Shaw Rd., Anamosa Property Owner Great Plains Lease & Financing LLC, Jamey Dirks.

There was input from the public, they believe having additional lights on Highway 151 would be helpful since it is a dangerous intersection.

Motion by Sulzner seconded by Tiedt this building will be approved for storage and office space for up to three businesses with no retail type businesses.

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

All aye. Motion Carried.

Motion by Tiedt seconded by Sulzner to open the public hearing at 4:56 p.m. for changes to the Jones County Subdivision Ordinance.

Motion by Sulzner seconded by Tiedt to close the public hearing at 5:03 for changes to the Jones County Subdivision Ordinance.

Motion by Sulzner seconded by Tiedt to approve recommendation to the Board of Supervisors on changes to the Jones County Subdivision Ordinance.

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

All aye. Motion carried.

Motion by Sulzner seconded by Tiedt to open the public hearing at 5:03 p.m. for changes to the Jones County Zoning Ordinance Article XI Auxiliary and Seasonal Dwelling Units

It was noted as to the reasoning behind the changes being made abide by the new state law.

Motion by Tiedt seconded by Sulzner to close the public hearing at 5:11 on changes to the Jones County Zoning Ordinance Article XI Auxiliary and Seasonal Dwelling Units

Motion by Sulzner seconded by Tiedt to approve recommendations to the Board of Supervisors on changes to the Jones County Zoning Ordinance Article XI Auxiliary and Seasonal Dwelling Units

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

All aye. Motion carried.

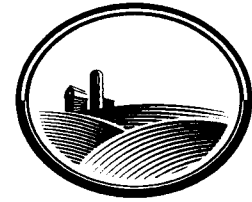
Discussion on changes to Article VI Non-Conforming Uses of the Jones County Zoning Ordinance.

It was requested to set a public hearing for the next meeting for Article VI Non-Conforming Uses of the Jones County Zoning Ordinance.

The next regular meeting will be Tuesday December 9, 2025, at 4:30 p.m. with a deadline of November 19, 2025.

Motion by Tiedt seconded by Sulzner to adjourn at 5:29 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](mailto:landuse@jonescountyiowa.gov)**  
**Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)**



## **JONES COUNTY LAND USE**

**Date:** December 9, 2025

**To:** Planning & Zoning Commission

**From:** Whitney Amos Land Use Administrator

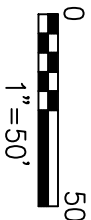
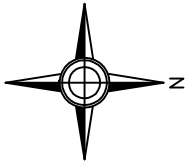
**Re:** Review of CW Barner Addition -Final Plat

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.
  - There is an easement through lot# 1 for access to lot #2 off of 230<sup>th</sup> 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.

### Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead
Comments:	<i>The Jones County Engineer's Office has reviewed the Final Plat for CW Barner Addition to Jones County in Section 20 of Fairview Township. Our Office has no issues with the Final Plat as submitted and recommends approval.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>The SWCD does not have any concerns with the final plat for CW Barner.</i>
	Jones County Sanitarian – Lisa Bogan
Comments:	<i>Any structures requiring septic or water use must apply for permits through Jones County Environmental.</i>
	ECIA/EIRUSS Project Manager- Mark Jobgen
Comments:	<i>Eastern Iowa Regional Utility Service Systems (EIRUSS) has an 8" and a 6" sanitary sewer within an easement on this property. We have provided a highlighted plan sheet outlining the sewer that serves the Gideon properties and the Casey's site. We have also highlighted the approximate location of the sewer line on the copy of the Final Plat.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>The parcels associated with this request are not located in a floodplain.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received</i>
	Jones County E911 Coordinator – Gary Schwab
Comments:	<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 230<sup>th</sup> Ave. or from County Road E34 making it difficult to address properly.</i>



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

**Parcel Description**

Parcel 2019-12 a part of the Southwest Quarter(SW ¼) of the Northeast Quarter(NE ¼) of Section 20, Township 84 North, Range 4 West of the Fifth Principal Meridian, Jones County, Iowa further described as follows:  
Beginning at the Southeast Corner of Parcel 2019-12:  
Thence N79°47'07"W 46.43 feet along the north line right of way line of State Hwy 151;  
Thence N79°53'29"W 323.53 feet along the north line right of way line of State Hwy 151;  
Thence N75°52'28"W 35.30 feet along the north line right of way line of State Hwy 151;  
Thence N19°02'17"E 84.20 feet;  
Thence N31°27'17"E 136.44 feet;  
Thence S75°04'36"E 304.81 feet;  
Thence S01°34'09"E 191.19 feet to the point of beginning;  
Containing 1.66 acres and subject to easements and restrictions of record.  
For the purpose of this description the east line of this parcel is assumed to bear S01°34'09"E.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE 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: \_\_\_\_\_

# Final Plat CW Barner Addition to Jones County

Parcel 2019-12 Comprised of Parcel 2006-99 and 2018-76  
in the SW ¼ NE ¼ Section 20-84-4

DEED 2014-0325

PARCEL 2008-129

PARCEL 2006-98

LOT 1  
0.73 ACRES

LOT 2  
0.93 ACRES

PARCEL 2006-99

PARCEL 2019-12

STATE HWY 151

Lot 2 0.77 Acres Lot  
Lot 2 0.16 Acres R.O.W.  
Lot 2 0.93 Acres Total  
Lot 1 0.71 Acres Lot  
Lot 1 0.02 Acres R.O.W.  
Lot 1 0.73 Acres Total  
SW¼ NE¼ 20-84-4 1.66 Acres

**Reference Documents (Jones County Recorder)**

Warranty Deed Reference no. 2019-0133  
Plat of Survey Parcel 2019-12 Plat Book W, Page 84.  
Plat of Survey Parcel 2018-76 Plat Book W, Page 35.  
Plat of Survey Parcel 2006-98 Plat Book Q, Page 223  
Plat of Survey Parcel 2008-129 Plat Book T, Page 10

**INDEX/LEGEND**  
Location: Parcel 2019-12 SW ¼ NE ¼ 20-84-4  
Requester: Bret Barner  
Proprietor: CW Barner Enterprises LLC  
Surveyor: Thomas Novick  
Company: Novick Land Surveying LLC  
PO Box 365 Springville, IA 52336  
Return To: tom@novicklandsurveying.com

FD BENT IR  
DIMENSIONS REFLECT  
OUT OF POSITION  
CALCULATED POSITION

230TH AVE

EXISTING R.O.W. EASEMENT

66' INGRESS/EGRESS  
EASEMENT

N18°15'33"E 185.98'  
N75°04'36"E 304.79'  
170.66'  
102.85'  
N31°27'17"E 136.44'  
(N32°55'10"E 136.45')  
N19°02'17"E 84.20'  
(N20°30'07"E 84.22')  
N75°52'28"W 407.69'  
FD IR ALUM CAP

N79°53'29"W 323.53'  
(N78°23'46"W 323.43')  
215.77'  
N79°53'29"W 46.43'  
FD IR ALUM CAP

S01°34'09"E 191.19'  
(S00°07'32"E 190.91')  
170.68'  
S01°34'09"E 191.19'  
(N07°38'48"E 114.40')  
56.90'  
(E 3.8°)  
S01°34'10"E 56.83'  
(N00°00'55" 58"W)  
46.40'  
S79°53'29"E 20.42'  
FD IR ALUM CAP

S01°37'07"E 226.39'  
FD IR YPC#9647

CENTER SECTION  
20-84-4  
FD CUT X

SE CORNER SW¼ NE¼  
20-84-4  
FD CUT X

S88°01'34"W 1313.41'

**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 Approved By: TMN  
Date: 03/2025 Scale: 1"=50'  
Field Book #: DC Fairview

Final Plat

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

Sheet No.

1

## ARTICLE VI NON-CONFORMING USES

### SECTION 1. NON-CONFORMING USE PROVISIONS

This Ordinance recognizes non-conforming uses of the land which were established and lawful prior to the adoption of this Ordinance. Said non-conforming uses are permitted to continue until their removal or abandonment. Nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building, which was lawfully under construction at the effective date of adoption of this Ordinance.

### SECTION 2. CHANGES IN NON-CONFORMING USE

The following instances shall constitute a change in a non-conforming use that will require consideration by the Board of Adjustment and the issuance of a variance permit under [Article XXV](#) of this Ordinance:

- A. The enlargement or extension of a non-conforming use of land to occupy additional lots or parcels beyond the lot or parcel occupied by the use at the time of adoption of this Ordinance.
- B. A re-establishment of a use after more than one year has passed from the date the non-conforming use of the land has ceased or been discontinued, or the establishment of any new use.
- C. A non-conforming use with any loss due to an act of God may be re-established within one year of the loss without a variance. The re-established use shall not be enlarged or extended beyond the original scope before the loss.

These changes in land use must be approved by the Board of Adjustment under [Article XXIV](#) of this Ordinance, unless such use is a principal permitted use of the applicable District.

### Section 3. Non- Conforming Parcel eligibility review

Non-conforming parcels located within the Agricultural Zoning District containing two (2) acres or more may be reviewed by the Land Use Administrator to determine whether said parcels meet the criteria to be designated as buildable parcels. Such determination shall be made in accordance with applicable provisions of this Ordinance and any other relevant regulations governing nonconforming lots and development standards.