

**JONES COUNTY
PLANNING & ZONING COMMISSION**

**TUESDAY, MAY 12, 2026 4:30 P.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:30 p.m.**
- Call meeting to order, approve agenda. Approve meeting minutes from the March 10, 2026 meeting
 - Public Hearing on preliminary and final plat for George May, to subdivide lots 6 & 7
 - Mayberry Addition of Section 36 of Cass Township, a one lot subdivision calling this Blast First Addition.
 - Action on preliminary and final plat for George May, to subdivide lots 6 & 7 Mayberry
 - Addition of Section 36 of Cass Township, a one lot subdivision calling this Blast First Addition.
 - Adjourn

Jones County Planning and Zoning Commission Meeting Minutes March 10, 2026, 4:30 p.m.

Members present:

Janine Sulzner
Tim Fay
Kris Doll
Keith Stamp

Members absent:

Lowell Tiedt

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

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

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

Motion by Stamp seconded by Doll to approve the meeting minutes for December 9, 2025.

There was much discussion about changes to the Jones County Zoning Ordinance Section 11 PD-Planned Development subsection E. District Size, in addition to Appendix A.

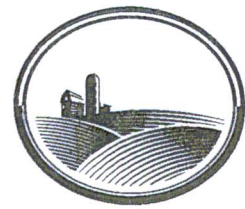
It was mentioned to change the zoning map with 5 acres being rezoned to Planned development in Scotch Grove.

In the end it was decided to do some more research and reconvene next month about this.

The next regular meeting will be Tuesday April 14, 2026, at 4:30 p.m. with a deadline of March 25, 2026.

Motion by Stamp seconded by Sulzner to adjourn at 5:22 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 \$590.00 Date: 4/21/26
 Final Plat Fee: \$325.00 + \$20 per lot Paid cc. Date: _____
 All fees are non-refundable and payable to Jones County.
 Date Application Filed: 4/21/26

Developer Information

Name: <u>George May</u>			
Address to receive mail:	House Number & Street: <u>4039 10th Street</u>		Apartment/Unit
	City: <u>Marion</u>	State: <u>IA</u>	Zip Code: <u>52302</u>
Phone: <u>(319) 241-9585</u>	E-mail Address: <u>oemgroupinc@msn.com</u>		

Owner Information

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

Parcel Information

Township	<u>Cass</u>	Section	<u>36</u>	Property Address	<u>19720 Mayberry Lane</u>
Current Zoning District	Agricultural	Residential	<input checked="" type="checkbox"/> Commercial	County Parcel ID(s), if known: <u>053601001</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:	Lots 6 & 7 Mayberry Addition	
Name of Surveyor:	Stephen M. Scott	Number of lots proposed: 2

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.

 _____ 4/21/26
Developer Signature Date

 _____ 4/21/26
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

Index Legend	
Location:	Mayberry Addition to Jones County, Iowa Lot 6 & Lot 7
Requestor:	Jeff Clark
Proprietors:	George May
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottssurvey.com (319) 540-5263

NW 1/4 SW 1/4
SEC. 36, T85N, R4W
N0°36'16"E 444.41'(M)
N2°06'54"E 444.55'(R)

SW 1/4 NW 1/4
SEC. 36, T85N, R4W

LEGEND AND NOTES

- - PROPERTY CORNER(S), FOUND (or as noted)
- - PROPERTY CORNERS SET (1/2" rebar w/ yellow plastic cap)
- - PROPERTY CORNERS SET (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- PROPERTY &/or BOUNDARY LINES
- LOT LINES, PLATTED OR BY DEED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS

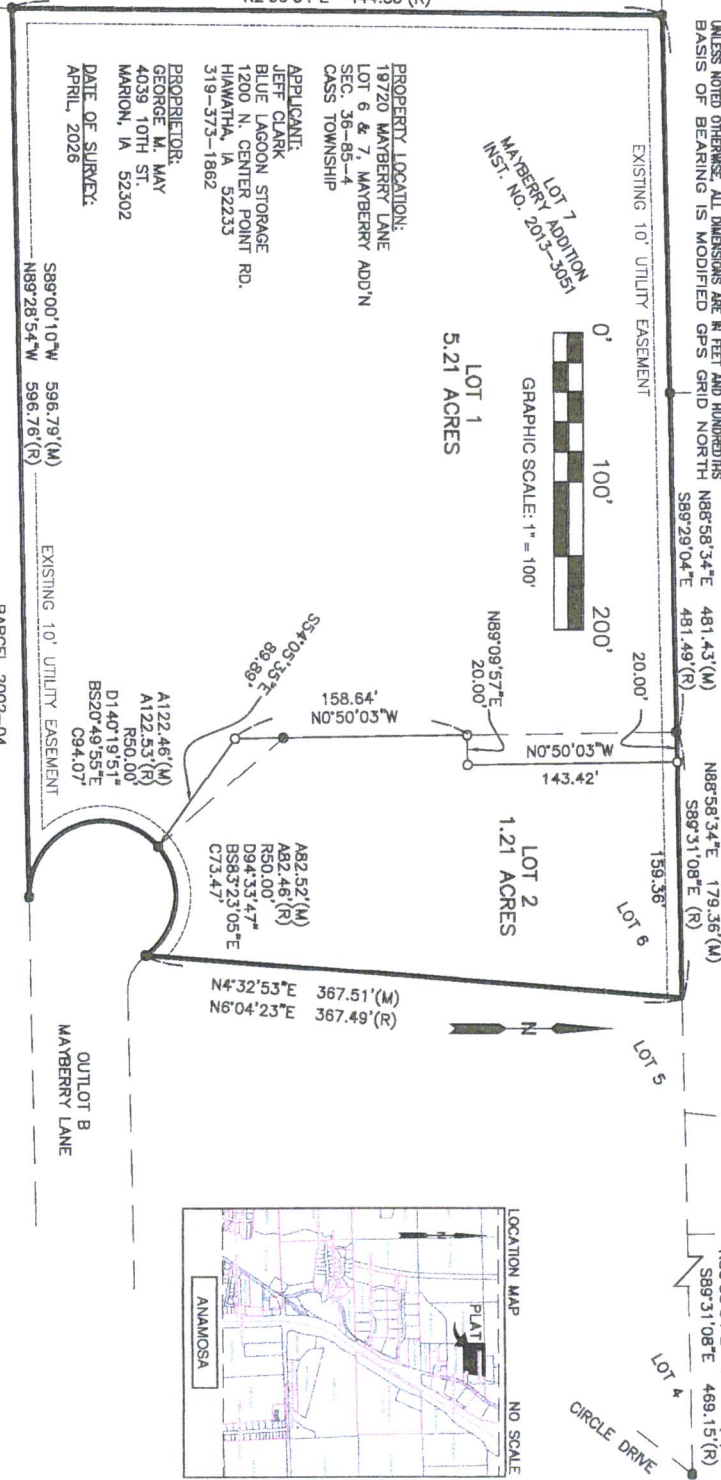
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
BASIS OF BEARING IS MODIFIED GPS GRID NORTH

PARCEL 2026-15
INST. 2026-0322

**FINAL PLAT
BLAST
FIRST ADDITION
TO JONES COUNTY, IOWA**
A RESUBDIVISION OF LOT 6 AND LOT 7
MAYBERRY ADDITION

PARCEL 2026-14
INST. 2026-0321

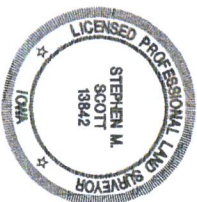
PARCEL 2011-33
PLAT BK. 1, Pg. 214



SCOTT SURVEY INC.

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor
www.scottssurvey.com
319-540-5263
email@scottssurvey.com
P.O. Box 315, Center Point, IA 52213-0315

Legal Description:
Lot 6 and Lot 7, Mayberry
Addition to Jones County,
Iowa



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 Professional Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT, P.L.S.
Iowa Lic. No. 13842

My license renewal date is December 31, 2026
Pages or sheets covered by this seal:
THIS PAGE ONLY

revised 04/17/2026
PROJECT NO. 26122301

Index Legend	
Location:	Mayberry Addition to Jones County, Iowa Lot 6 & Lot 7
Requestor:	Jeff Clark
Proprietors:	George May
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com (319) 540-5263

PROPERTY LOCATION:
19720 MAYBERRY LANE
LOT 6 & 7, MAYBERRY ADD'N
SEC. 36-85-4
CASS TOWNSHIP

APPLICANT:
JEFF CLARK
BLUE LAGOON STORAGE
1200 N. CENTER POINT RD.
HAWAHTHA, IA 52233
319-573-1862

PROPRIETOR:
GEORGE M. MAY
4038 10TH ST
MARRION, IA 52302

DATE OF SURVEY:
APRIL, 2026

NW 1/4 SW 1/4
SEC. 36, T85N, R4W
OWNER: HUMPAL

SW 1/4 NW 1/4
SEC. 36, T85N, R4W
OWNER: HUMPAL

LEGEND AND NOTES

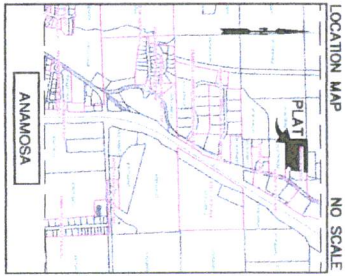
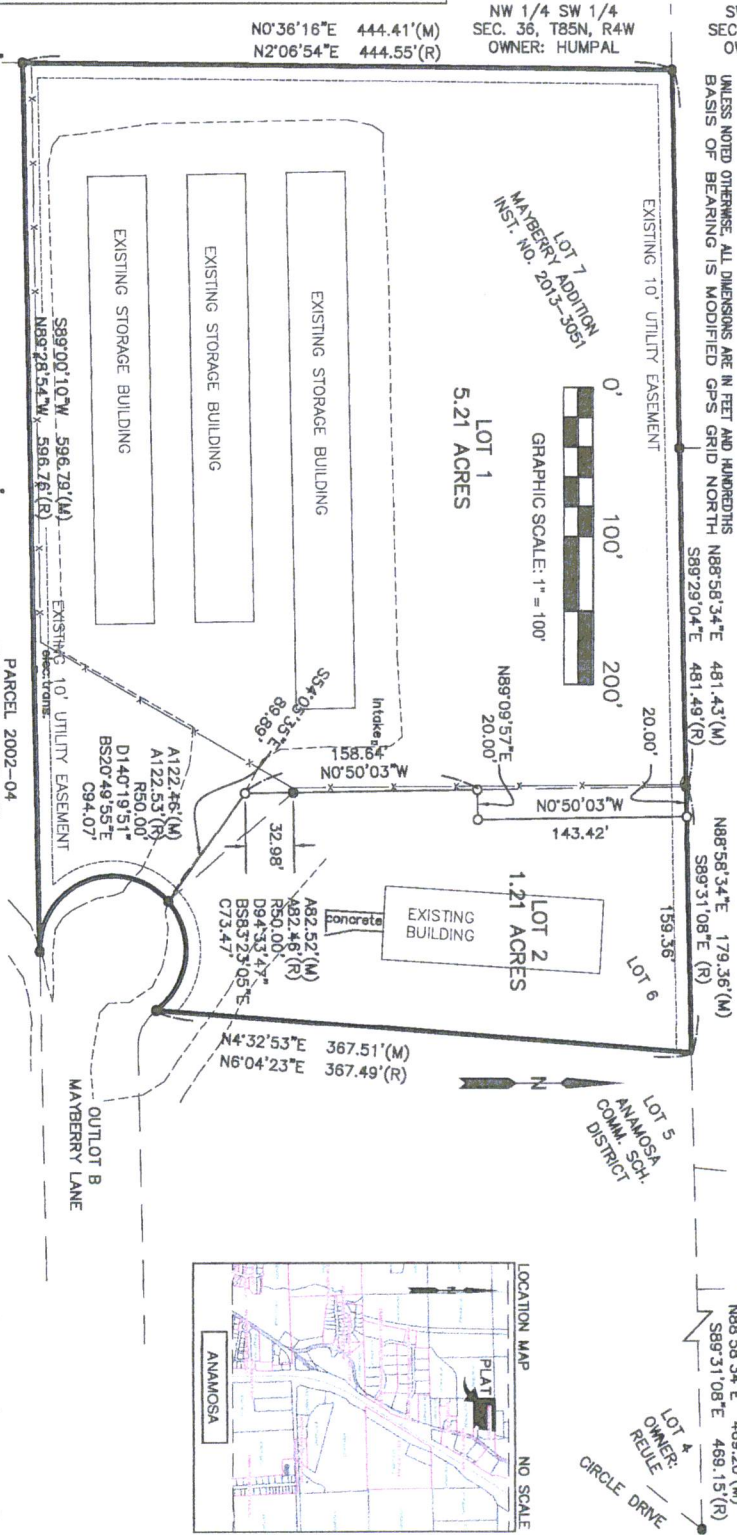
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- MEASURED DIMENSIONS
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- BASIS OF BEARING IS MODIFIED GPS GRID NORTH

PARCEL 2026-15
INST. NO. 2026-0322
SCH. DIST.
ANAMOSA COMM. SCH.

PRELIMINARY PLAT BLAST FIRST ADDITION TO JONES COUNTY, IOWA A RESUBDIVISION OF LOT 6 AND LOT 7 MAYBERRY ADDITION

PARCEL 2026-14
INST. NO. 2026-0321
ANAMOSA COMM. SCH. DIST.

PARCEL 2011-33
PLAT BK. I, PG. 214
OWNER: WHEELER



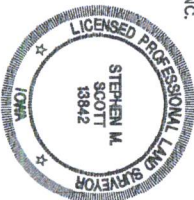
SCOTT SURVEY INC.

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263
email@scottsurvey.com
www.scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

Legal Description:
Lot 6 and Lot 7, Mayberry
Addition to Jones County,
Iowa

PARCEL 2026-04
PLAT BK. O, PG. 178
LINN JONES FS SERVICES, INC.



I hereby certify that the 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 Professional Land Surveyor under the laws of the State of Iowa.

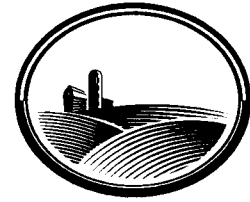
STEPHEN M. SCOTT, P.L.S.
Iowa Lic. No. 13842

My license renewal date is December 31, 2026

THIS PAGE ONLY

PROJECT NO. 26122301

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 12, 2026

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Blast-preliminary and final plats

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

There are no variances to be noted for this Minor Subdivision Plat.

Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead
Comments:	<p><i>I have reviewed the Subdivision Application submitted by George May and 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 planned first addition 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 also address sediment leaving the property.</i></p>
	Jones County Sanitarian – Lisa Bogran
Comments:	<p><i>Septic and well applications, if required, are to be submitted and permitted through Jones County Environmental.</i></p>
	Flood Plain Manager – Brenda Leonard
Comments:	<p><i>These proposed Lots are not 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:	<i>The Blast First Addition 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>
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