

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, July 14, 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 May 12, 2026 meeting
- Public Hearing on the final plat for owner Ronald Dean Wood Irrevocable Trust and applicant TW Homes, Inc., to subdivide lots one (1) through four (4) of Huntington Hills Addition, lots eleven (11) through thirteen (13) of Huntington Hills Part 3 Addition, and Lot one (1) of Huntington Hills Part 5, along with Windmill Point Road in Huntington Hills Addition Part 3 all of Section 22 of Fairview Township. Calling this Huntington Hills Part 6.
- Action on the final plats for owner Ronald Dean Wood Irrevocable Trust and applicant TW Homes, Inc., to subdivide lots one (1) through four (4) of Huntington Hills Addition, lots eleven (11) through thirteen (13) of Huntington Hills Part 3 Addition, and Lot one (1) of Huntington Hills Part 5, along with Windmill Point Road in Huntington Hills Addition Part 3 all of Section 22 of Fairview Township. Calling this Huntington Hills Part 6.
- Next meeting, August 11, 2026. Application deadline is Wednesday July 22, 2026.
- Adjourn

Jones County Planning and Zoning Commission Meeting Minutes May 12, 2026, 4:30 p.m.

Members present:

Janine Sulzner

Tim Fay

Kris Doll

Keith Stamp

Lowell Tiedt

Members absent:

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

Jeff Clark

Chairperson Fay called the meeting to order at 4:25 p.m.

Motion by Stamp seconded by Doll to approve the agenda for the meeting with changes. All aye.
Motion carried.

Motion by Sulzner seconded by Tiedt to approve the meeting minutes for March 10, 2026.

Motion by Stamp seconded by Tiedt to open the public hearing on preliminary and final plat for George May, to subdivide lots 6&7 of Mayberry Addition of Section 36 of Cass Township, a two lot subdivision calling this Blast First Addition.

It was discussed that the reason a subdivision was needed was that the property owner is wishing to build an additional building, however since these C2- Highway Commercial lots abut to R-Residentially Zoned property they must have a set back of 50 feet. They are requesting to move the property line in order to comply with the Jones County Zoning Ordinance.

Motion by Stamp seconded by Doll to close the public hearing on preliminary and final plat for George May, to subdivide lots 6&7 of Mayberry Addition of Section 36 of Cass Township, a two-lot subdivision calling this Blast First Addition.

Motion by Stamp seconded by Sulzner to recommend approval to the Board of Supervisors for the preliminary and final plats of Blast First Addition, a two-lot subdivision in Section 36 of Cass Township.

Janine Sulzner- aye

Tim Fay- aye

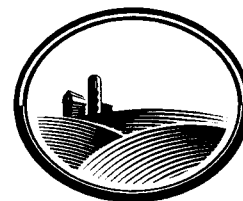
Kris Doll-aye

Keith Stamp- aye
Lowell Tiedt- aye
All aye. Motion carried.

The next regular meeting will be Tuesday June 9, 2026, at 4:30 p.m. with a deadline of May 20, 2026.

Motion by Stamp seconded by Tiedt to adjourn at 4:35 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: July 14, 2026

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Huntington Hills Part 6 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, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
 - This subdivision contains three lots that will be directly accessed by a county road.
 - Lots 1 and 8 will be accessed from Forest Chapel Road, and Lot 5 will be accessed from 212th Avenue which is a private road.
- 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.

Review by the Jones County Land Use Administrator

	Jones County Engineer – Derek Snead <i>I have reviewed the Subdivision Application submitted by Todd Wood and my comments are as follows:</i> • <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>Dean Wood had installed an 8" tile under 100th Street and the existing private drive directly south of 100th Street. It is either plugged or covered. Please excavate around this area to re-establish the drainage to allow water to continue flowing within the ditch to the north.</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>Special Notes:</i> <i>The owner has agreed to donate an easement for road purposes along Forest Chapel Road adjacent to Huntington Hills (60' from centerline of roadway) from Highway 151 to 100th Street.</i> <i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i>
	Jones County District Soil Conservationist – Addie Manternach <i>I do not see any major concerns/impacts of the Huntington Hills final plat at its proposed location. If there will be earthmoving or land cover disturbance, landowners are advised to take precautions to control soil erosion and sediment runoff from the construction site. Runoff from heavy rain events is likely to wash soil and other loose materials into nearby water bodies which impairs water quality and degrades aquatic habitat. The Jones Soil and Water Conservation District advises putting a construction site erosion control plan in place prior to any land disturbance. The plan should include the installation of practices such as silt fence and mulching to prevent erosion and address sediment leaving the property.</i>
	Jones County Sanitarian – Lisa Brogren <i>Must obtain septic and well permits from this department prior to construction of new dwellings. Minimum required separation distances must be met.</i>
Comments:	<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>Parcels associated with Huntington Hills Part 6 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>Huntington Hills 6th final 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> <i>However, the road named Wood Ridge Lane, identified in the preliminary plat, is missing from the Final Plat. In addition, Wood Ridge Lane is too similar to Wood Ridge Road, an existing road in Jones County near Anamosa. This similarity could create confusion for emergency responders, potentially causing significant service delays, and could also result in parcel delivery errors.</i> <i>The preferred and highly recommended road name would be 99th Street Court. This name would better service the expedient delivery of emergency services and parcel deliveries.</i>



JONES COUNTY, IOWA
Huntington Hills
Part 6

Date: 6/30/2026

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.



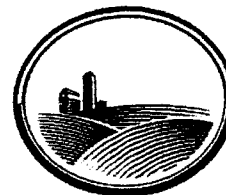
SCALE
1" = 166'

LEGEND

- Preliminary Lots
- Preliminary Easements
- Subdivision Outline



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 _____ Date: _____

Final Plat Fee: \$325.00 + \$20 per lot = \$485

Paid CK#12715 Date: 6/17/24

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

Date Application Filed: 6/17/24

Developer Information

Name: TW Homes, Inc			
Address to receive mail:	House Number & Street: 2505 Deer Lane Road		Apartment/Unit
	City: Marion	State: Iowa	Zip Code: 52302
Phone: 319-533-7730	E-mail Address: todd@twhomesinc.com		

Owner Information

Name (If different from above.) Ronald Dean Wood Irrevocable Trust			
Address to receive mail:	House Number & Street: 6000 Century Way East		Apartment/Unit
	City: Johnston	State: IA	Zip Code: 50131
Phone: 319-533-7730	E-mail Address: todd@twhomesinc.com		

Parcel Information

Township	84	Section	22	Property Address 9941 FOREST CHAPEL RD
Current Zoning District	Agricultural	Residential	Commercial	County Parcel ID(s), if known:
R - Residential				See Attached Legal

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:

See Attached Legal

Name of
Surveyor:

Jed Schnoor

Number of lots proposed: **8**

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? Within 2 miles of Anamosa

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.

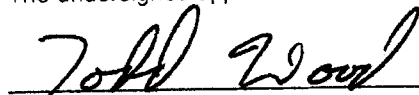
Attachments to preliminary plat and application:

- 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.

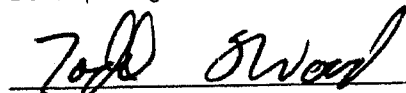
DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

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

6-9-26
Date


Owner Signature

6-9-26
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

Lot 1 of Huntington Hills Addition to Jones County, Iowa.

Parcel#0922200009

Lot 2 of Huntington Hills Addition to Jones County, Iowa.

Parcel # 0922200010

Lot 3 of Huntington Hills Addition to Jones County, Iowa.

Parcel # 0922200011

Lot 4 of Huntington Hills Addition to Jones County, Iowa.

Parcel # 0922200012

Lot 11 of Huntington Hills Part 3 Addition to Jones County, Iowa.

Parcel # 0922230004

Lot 12 of Huntington Hills Part 3 Addition to Jones County, Iowa.

Parcel # 0922230003

Lot 13 of Huntington Hills Part 3 Addition to Jones County, Iowa.

Parcel # 0922230002

Lot 1 of Huntington Hills Part 5 Addition to Jones County, Iowa.

Parcel # 0922230010

Windmill Point Road in Huntington Hills Addition, Part 3, Jones County, Iowa.

Huntington Hills Part 6 Addition Legal Description

HUNTINGTON HILLS PART 6 ADDITION TO JONES COUNTY, IOWA is that part of the Huntington Hills, Huntington Hills Part 3, and Huntington Hills Part 5 Additions located in the Northeast Quarter of the Northeast Quarter of Section 22, Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa described as follows:

Beginning at the Southwest corner of Lot 1, Huntington Hills Part 5 Addition;
(the proceeding eight courses follow the boundary of Lot 1, Huntington Hills Part 5 Addition)
thence North 04° 40' 26" East 185.35 feet;
thence North 86° 18' 28" West 132.19 feet;
thence North 04° 53' 30" East 21.29 feet;
thence North 06° 37' 13" East 56.43 feet;
thence South 86° 19' 59" East 609.89 feet;
thence North 71° 53' 19" East 65.27 feet;
thence North 65° 15' 16" East 113.79 feet;
thence North 84° 32' 30" East 42.56 feet to the Northeast corner of said Lot 1 and a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 22;
thence South 00° 42' 25" East 939.74 feet along said East line to the Southeast corner of Lot 4, Huntington Hills Addition;
thence South 59° 08' 32" West 289.12 feet along the South line of said Lot 4 to the Southwest corner thereof;
thence North 00° 42' 25" West 283.46 feet along the West line of said Huntington Hills Addition to the Southeast corner of Lot 11, Huntington Hills Part 3 Addition;
(the proceeding eleven courses follow the lot lines within the Huntington Hills Part 3 Addition)
thence North 48° 44' 41" West 90.71 feet;
thence North 65° 16' 30" West 183.69 feet;
thence North 08° 07' 40" East 31.56 feet;
thence North 62° 47' 52" West 186.69 feet;
thence North 86° 06' 31" West 112.72 feet;
thence North 88° 38' 45" West 379.80 feet;
thence North 17° 31' 04" East 133.02 feet;
thence North 10° 29' 13" East 47.22 feet;
thence North 07° 36' 28" East 84.78 feet;
thence South 89° 26' 03" East 281.60 feet;
thence South 73° 38' 51" East 82.89 feet to the point of beginning, containing 14.40 acres and subject to covenants, easements and restrictions of record.

For the purpose of this description, the East line of the Northeast Quarter of the Northeast Quarter of said Section 22 is assumed to bear South 00° 42' 25" East.

INDEX LEGEND	SPACE RESERVED FOR RECORDING PURPOSES
Location: NE 1/4 NE 1/4 Section 22, Township 84 North, Range 4 West of 5th P.M. Jones County, Iowa	
Requestor: TW HOMES, INC.	
Proprietor: RONALD DEAN WOOD IRREVOCABLE TRUST	
Surveyor: Jed Schnoor, PLS 19241	
Company: Schnoor-Bonifazi Engineering & Surveying, LC, 431 Fifth Avenue SW, Cedar Rapids, IA. 52404 PH. 319-298-8888	
Email: jschnoor@s-b-engineering.com	

FINAL PLAT
HUNTINGTON HILLS PART 6
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 84
NORTH, RANGE 4 WEST OF 5TH P.M.
JONES COUNTY, IOWA

SUBDIVIDER

TW HOMES, INC
2505 DEER LANE ROAD
MARION, IA 52302
CONTACT PERSON: TODD WOOD
PHONE: 319-533-7730
EMAIL: todd@twhomesinc.com

OWNERS

RONALD DEAN WOOD IRREVOCABLE TRUST
6000 CENTURY WAY EAST
JOHNSTON, IA 50131
CONTACT PERSON: TODD WOOD (TRUSTEE)
PHONE: 319-533-7730
EMAIL: todd@twhomesinc.com

LEGEND

- ---

- SECTION LINE
PROPERTY LINE
RIGHT-OF-WAY EASEMENT
ADJOINING LOT LINE
EASEMENT LINE
- ①●

②●

③●

▲

○

(102.14'R)

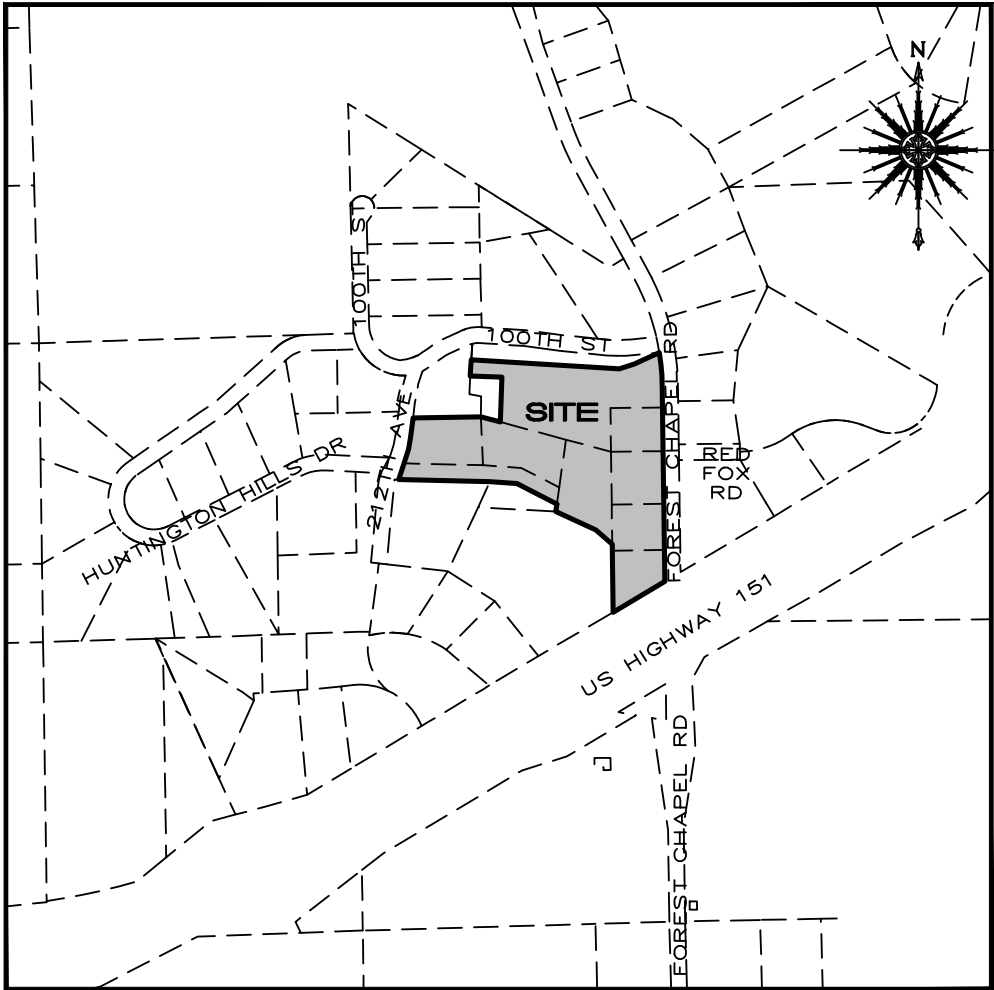
ROW

U.E.

FND

BK

PG
- FOUND 1/2" IRON REBAR W/YELLOW CAP
NO. 12642 UNLESS OTHERWISE NOTED
FND 5/8" REBAR WITH YELLOW PLS CAP #6581
FND 1/2" REBAR WITH ORANGE PLS CAP #17774
FND 5/8" REBAR WITH NO CAP
SECTION CORNER MONUMENT
SET 5/8" IRON REBAR
W/BUE CAP NO. 19241
RECORD DIMENSION
RIGHT-OF-WAY
UTILITY EASEMENT
FOUND
BOOK
PAGE



LOCATION MAP

1"=800'

DATE OF SURVEY

DECEMBER 18, 2024

NOTES

1. All easements are now being dedicated to the public as shown on the final plat unless otherwise noted.
2. Lot A is now being dedicated to Jones County as public right-of-way for Forest Chapel Road.

LEGAL DESCRIPTION

HUNTINGTON HILLS PART 6, JONES COUNTY, IOWA is that part of the Huntington Hills Addition, Huntington Hills Part 3, and Huntington Hills Part 5 located in the Northeast Quarter of the Northeast Quarter of Section 22, Township 84 North, Range 4 West of the 5th P.M., Jones County, Iowa described as follows:

Beginning at the Southwest corner of Lot 1, Huntington Hills Part 5;
(the proceeding eight courses follow the boundary of Lot 1, Huntington Hills Part 5)
thence North 04° 40' 26" East 185.35 feet;
thence North 86° 18' 28" West 132.19 feet;
thence North 04° 53' 30" East 21.29 feet;
thence North 06° 37' 13" East 56.43 feet;
thence South 86° 19' 59" East 609.89 feet;
thence North 71° 53' 19" East 65.27 feet;
thence North 65° 15' 16" East 113.79 feet;
thence North 84° 32' 30" East 42.56 feet to the Northeast corner of said Lot 1 and a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 22;
thence South 00° 42' 25" East 939.74 feet along said East line to the Southeast corner of Lot 4, Huntington Hills Addition;
thence South 59° 08' 32" West 289.12 feet along the South line of said Lot 4 to the Southwest corner thereof;
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(the proceeding eleven courses follow the lot lines within the Huntington Hills Part 3)
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thence North 65° 16' 30" West 183.69 feet;
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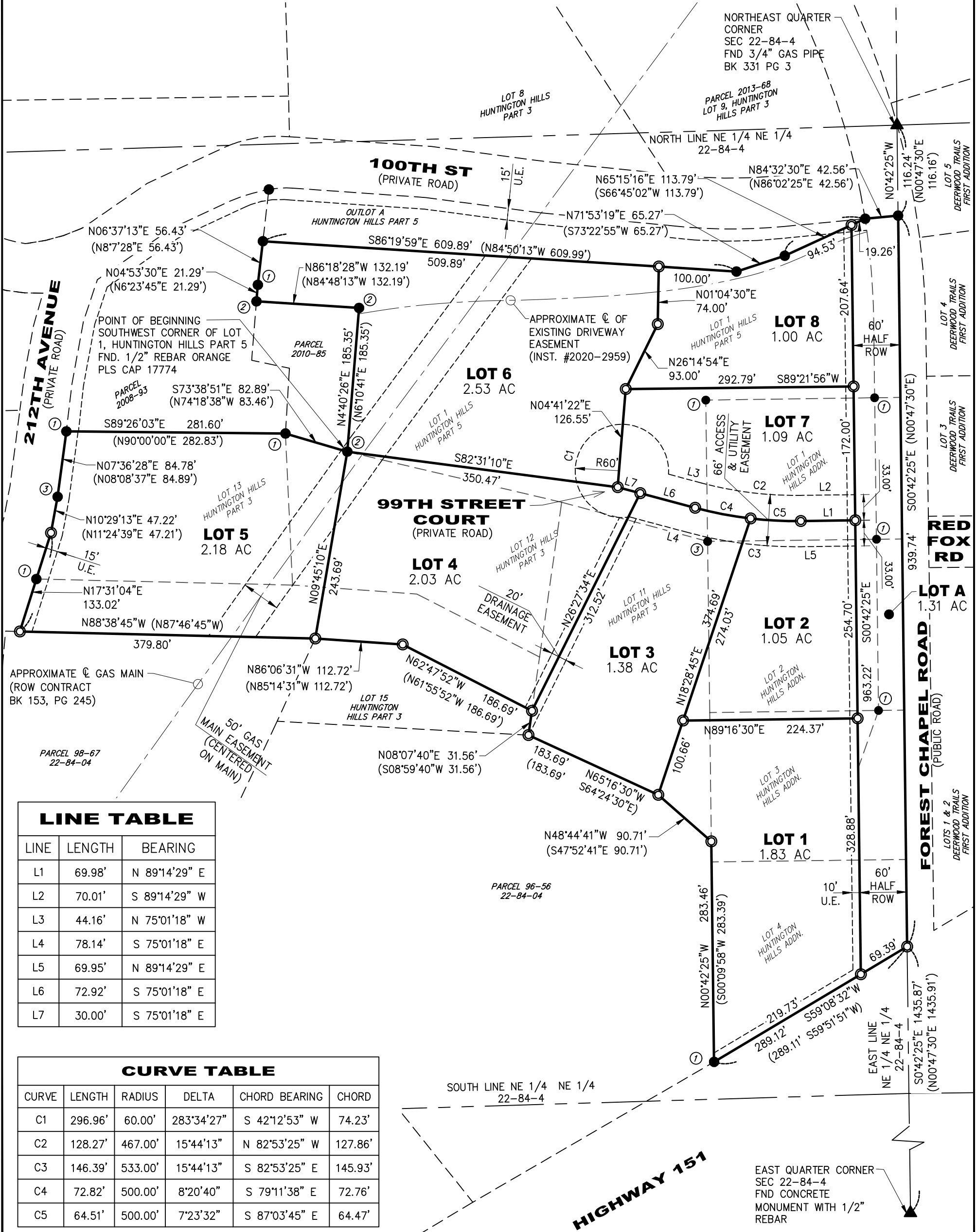
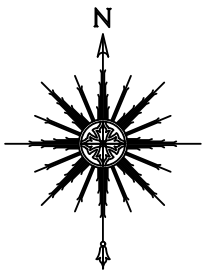
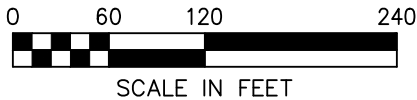
For the purpose of this description, the East line of the Northeast Quarter of the Northeast Quarter of said Section 22 is assumed to bear South 00° 42' 25" East.

	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. SIGNATURE: DATE: 6/25/2026 JED SCHNOOR LICENSE NO. 19241 SHEETS COVERED BY THIS SEAL: 1 OF 2 & 2 OF 2 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
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1 OF 2	FINAL PLAT HUNTINGTON HILLS PART 6 PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 4 WEST OF 5TH P.M. JONES COUNTY, IOWA	DRAWN: SCHNOOR APPROVED: SCHNOOR SCALE: NA DATE: 6/25/2026 PROJECT NO.: 24117	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404 (319) 298-8888 (PHONE) s-b-engineering.com
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FINAL PLAT
HUNTINGTON HILLS PART 6

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22,
TOWNSHIP 84 NORTH, RANGE 4 WEST OF 5TH P.M.
JONES COUNTY, IOWA



LINE TABLE

LINE	LENGTH	BEARING
L1	69.98'	N 89°14'29" E
L2	70.01'	S 89°14'29" W
L3	44.16'	N 75°01'18" W
L4	78.14'	S 75°01'18" E
L5	69.95'	N 89°14'29" E
L6	72.92'	S 75°01'18" E
L7	30.00'	S 75°01'18" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	296.96'	60.00'	283°34'27"	S 42°12'53" W	74.23'
C2	128.27'	467.00'	15°44'13"	N 82°53'25" W	127.86'
C3	146.39'	533.00'	15°44'13"	S 82°53'25" E	145.93'
C4	72.82'	500.00'	8°20'40"	S 79°11'38" E	72.76'
C5	64.51'	500.00'	7°23'32"	S 87°03'45" E	64.47'