

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 11, 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 July 14, 2026 meeting
 - Public Hearing on preliminary and final plat for Marion Reed, to subdivide Lot 3 of Brown Addition of Section 34 of Cass Township, a one lot subdivision calling this Edson Addition.
 - Action on preliminary and final plat for Marion Reed, to subdivide Lot 3 of Brown Addition of Section 34 of Cass Township, a one lot subdivision calling this Edson Addition.
 - Work Session on Article XVIII Cryptocurrency & Data Center Ordinance of the Jones County Zoning Ordinance.
 - Next meeting, September 8, 2026. Application deadline is Wednesday August 19, 2026.
 - Adjourn

Jones County Planning and Zoning Commission Meeting Minutes July 14, 2026, 4:30 p.m.

Members present:

Janine Sulzner

Tim Fay

Tony Amsler

Lowell Tiedt

Members absent:

Kris Doll

Staff present:

Whitney Amos, Jones County Land Use Administrator

Visitors present:

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

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

Motion by Sulzner seconded by Amsler to approve the meeting minutes for May 12, 2026.

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

- 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.

There was some discussion about Out lot A, and will it be an easement or will it be conveyed to the County. Also Windmill Point Road was a road of Huntington Hills Part 3 that was never developed. It will no longer exist and will be developed with Huntington Hills part 6.

Motion by Amsler seconded by Tiedt to close the public hearing at 4:50 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.

Motion by Sulzner seconded by Tiedt to recommend approval to the Board of Supervisors for the final plats of Huntington Hills Part 6, an eight-lot subdivision in Section 22 of Fairview Township; subject to the following conditions.

- Variance to Section 2. Streets and Access Points, of Article V, Minimum Improvements of the Jones County Subdivision Ordinance.
- Submission of the Storm Water Pollution Prevention Plan to the Land Use Administrator.
- Repair of the 8-inch tile infrastructure beneath 100th Street prior to final approval by the Board of Supervisors.

Janine Sulzner-aye

Tim Fay- aye

Tony Amsler- Abstain

Lowell Tiedt- aye

Motion carried.

The next regular meeting will be Tuesday August 11, 2026, at 4:30 p.m. with a deadline of July 22, 2026.

Motion by Tiedt seconded by Amsler to adjourn at 5:15 p.m.
All aye. Motion carried.

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high

cash 18

0534100010

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:

Lot 3 Brown Addition

Name of
Surveyor:

Michael J. Weber

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?

Yes

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.

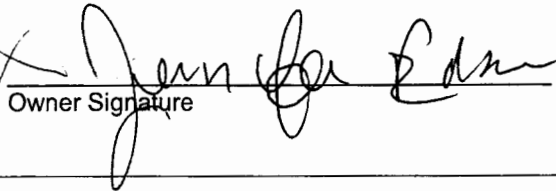
DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

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

Date



7/22/24

Owner Signature

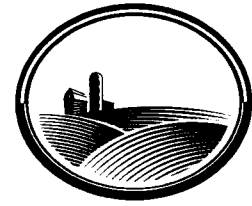
Date

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

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: August 11, 2026

To: Planning and Zoning Commission

From: Whitney Amos Land Use Administrator

Re: Review of Edson Addition-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:	<i>I have reviewed the Subdivision Application submitted by Marion Reed 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>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>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
Comments:	<i>I do not see any major concerns/impacts of the proposed Edson Addition 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>
	Jones County Sanitarian – Lisa Bogan
Comments:	<i>Septic and well applications, if required, are to be submitted and permitted through Jones County Environmental.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>Property located at 13808 Violet Road is not 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>The Edson Addition lot 1 preliminary and final plats have been reviewed and have 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>



JONES COUNTY, IOWA
Edson
Addition
Preliminary GIS Drawing
Date: 7/28/2026

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" = 100'

- LEGEND**
- Preliminary Lots
 - Preliminary Subdivision Outline





JONES COUNTY, IOWA
Edson
Addition
Preliminary GIS Drawing
Date: 7/28/2026

This map was produced from data maintained in the Jones County Geographic Information System. For further information regarding maps, data sources, the availability of GIS products and services, please contact Jones County GIS at: (319) 402-5503.



SCALE
1"=100'

- LEGEND**
- Preliminary Lots
 - Preliminary Subdivision Outline



PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

Index Legend:

Location: Lot 1, EDSON ADD., NW 1/4, Sec. 34, T85N R4W
Requestor: AARON EDSON
Proprietor: MARION REED
Surveyor: MICHAEL J. WEBER
Surveyor Company: Weber Surveying, LLC
& Return To: 26789 46th AVE, Bernard, IA 52032
mjweber1@bernardtel.com 563-590-4993

**PRELIMINARY PLAT of
LOT 1 of EDSON ADDITION
in Section 34, T85N R4W of the
5th P.M. in Jones County, Iowa**

**SUBDIVISION CORNER
DESCRIPTION AS NOTED**

PLACED 5/8" DIA. REBAR
V/DRANGE PLASTIC CAP
MARKED "WEBER PLS 15084"

NEW LOT LINE
EASEMENT LINE
EXISTING PARCEL LINE

RECORDED DIMENSION
POINT OF BEGINNING
RIGHT OF WAY
ACRES

5 FOOT INTERVAL CONTOUR LINE
1 FOOT INTERVAL CONTOUR LINE

NW COR., LOT 3,
BROWNS ADD., SEC.
34, T85N R4W OF
THE 5TH P.M. FOUND
5/8" DIA. REBAR

THAT PART OF THE
WEST 1/2 OF THE
NW 1/4, SEC. 37,
T85N R4W

NOTES:

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.
3. OWNER & SUBDIVIDER: MARION REED ESTATE, 13808 VIOLET RD, ANAMOSA, IA 52205

DESCRIPTION:

LOT 1 of Edson Addition, being part of Lot 3 of Brown Addition to Jones County as shown in Plat Book I Page 114 located in the NW 1/4, Section 34, T85N R4W of the 5th P.M., more particularly described as follows: Commencing at the NW corner of said Lot 3 being the point of beginning; thence N 89°46'10" E (assumed bearing), 259.59' along the North line of said Lot 3; thence S 00°00'00" E, 411.92' to the South line of said Lot 3; thence N 58°51'03" W, 245.34' along the South line of said Lot 3 to the SW corner of said Lot 3; thence N 09°54'37" W, 288.27' along the West line of said Lot 3 to the point of beginning, containing 1.84 acres and subject to easements of record and not of record.

SW COR., LOT 3,
BROWNS ADD., SEC.
34, T85N R4W OF
THE 5TH P.M. FOUND
5/8" DIA. REBAR

VIOLET ROAD
66' WIDE EASEMENT FOR
PUBLIC HIGHWAY

0' 50' 100'

SCALE IN FEET
SCALE: 1" = 100'

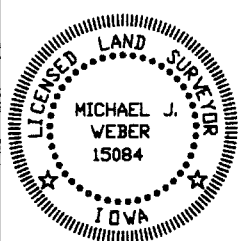
LOT 2 OF BROWN ADDITION TO
JONES COUNTY
(PLAT BK-I PG-114)
(N 87°46' E)

LOT 1 OF
EDSON ADDITION

LOT 3 OF
BROWN
ADDITION TO JONES
COUNTY
(PLAT
BK-I
PG-114)

AREA:
TOTAL=1.84 AC
RDW=0.24 AC
NET= 1.60 AC

LOT 4 OF BROWN
ADDITION TO
JONES COUNTY
(PLAT BK-I
PG-114)



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael J. Weber July 24, 2026
MICHAEL J. WEBER (DATE)

LICENSE NUMBER 15084

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

SHEETS COVERED BY THIS SEAL: SHEET NO. 1

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173
FAX: (563) 879-4199

DRAWN BY: MJW

SURVEY DATE: 7/22/26

DWG: 26048-PRE

SHEET 1 OF 1

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

Index Legend:

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Requestor: AARON EDSON
Proprietor: MARION REED
Surveyor: MICHAEL J. WEBER
Surveyor Company: Weber Surveying, LLC
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ACRES

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THAT PART OF THE WEST 1/2 OF THE NW 1/4, SEC. 37, T85N R4W

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VIOLET ROAD
66' WIDE EASEMENT FOR
PUBLIC HIGHWAY

0' 50' 100'



SCALE IN FEET
SCALE: 1" = 100'

FINAL PLAT of

LOT 1 of EDSON ADDITION
in Section 34, T85N R4W of the
5th P.M. in Jones County, Iowa

LOT 2 OF BROWN ADDITION TO JONES COUNTY
(PLAT BK-I PG-114)
(N 87°46' E)

N 89°46'10" E 259.59'

222.05'

LOT 3 OF BROWN ADDITION TO JONES COUNTY
(PLAT BK-I PG-114)

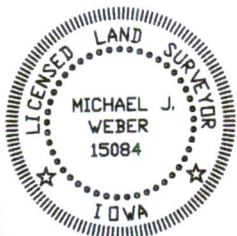
S 00°00'00" E 411.92'

LOT 1 OF EDSON ADDITION

AREA:
TOTAL=1.84 AC
ROW=0.24 AC
NET= 1.60 AC

N 58°51'03" W 245.34'
(S 60°50' E)

LOT 4 OF BROWN ADDITION TO JONES COUNTY
(PLAT BK-I PG-114)



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael J. Weber July 24, 2026
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