

Office Use Only	10-14-21	\$468.80	PZC-21-28128
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA
APPLICATION FOR: ZONING AMENDMENT

Application is hereby made to:

- Reclassify certain property on the Johnson County Zoning Map.**
- Amend the text of the Johnson County Unified Development Ordinance (UDO)**

For Map Changes Only:

The property to be rezoned is located at (street address if available or layman's description):
 2188 560th St. SW

Parcel Number(s) (legal description must also be attached): 1325476001 1325476002
 SE 1/4- SE 1/4, Section 25, T-78-N, R-8-W

The area to be rezoned is comprised of 1.72 total acres.

Current Zoning Classification(s): A Proposed Zoning Classification(s): R

For Text Amendments Only:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference):

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Lyle Hochstedler
 Name of Owner

Merle Miller
 Name of Applicant (if different)

5465 Hwy 1. SW & 2188 560th St. SW Kalona, IA. 52247
 Applicant Street Address (including City, State, Zip)

325-2964 & 530-3831
 Applicant Phone

none
 Applicant Email

Lyle L. Hochstedler
 Applicant Signature

Merle Dene Miller

See back page for Application Submittal Requirements and Checklist

ORIGINAL



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

8 October 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Rezoning A to R, Merle Miller Subdivision for Lyle Hochstedler & Merle Miller, a Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for Lyle & Merle.

At this time they would like to rezone this portion of their property for his existing residence and buildings. This lot has access to 560th St. SW with an existing septic system & well.

If you have questions or if you require further information you may contact myself, Mr. Mike Brenneman: Attorney, or Lyle Hochstedler & Merle Miller.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Lyle Hochstedler
Mr. Merle Miller
HFCfile



NW SE 25-78-8

NE SE 25-78-8

NW SW 30-78-7

SW SE 25-78-8

SE SE 25-78-8

SW SW 30-78-7

560th St SW

Highway 1 SW
1

2188

2196

2206

2218

NW NE 36-78-8

NE NE 36-78-8

NW NW 31-78-7

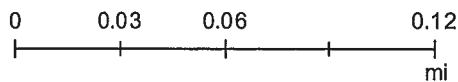
Johnson County



Johnson County GIS
Web Printing

2019

Printed: 9/16/2021



1 inch = 293 feet



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Jerry L. & Dorothy M. Beachy	2196 560th St. SW	Kalona, IA.	52247	1325476003
Firman Hershberger	2206 560th St. SW			1325476004
Freeman M. & Ida Ruth Miller	2235 560th St. SW			1430351002
Paul S. & Emma A. Hochstedler	5679 Hwy 1 SW			1431201004
Melvin E. & Lucille K. Miller	2134 560th St. SW			1336101001
				1336126001

HART-FREDERICK CONSULTANTS P.C.

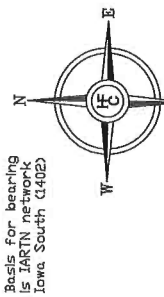
510 State Street, P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 546-7215 www.hart-frederick.com



EAST 1/4 CORNER SECTION 25-78-8 FOUND PK NAIL IN PAVEMENT TIES BK. 35, PG. 320

SOUTHEAST CORNER SECTION 25-78-8 FOUND PK NAIL IN PAVEMENT TIES BK. 37, PG. 273

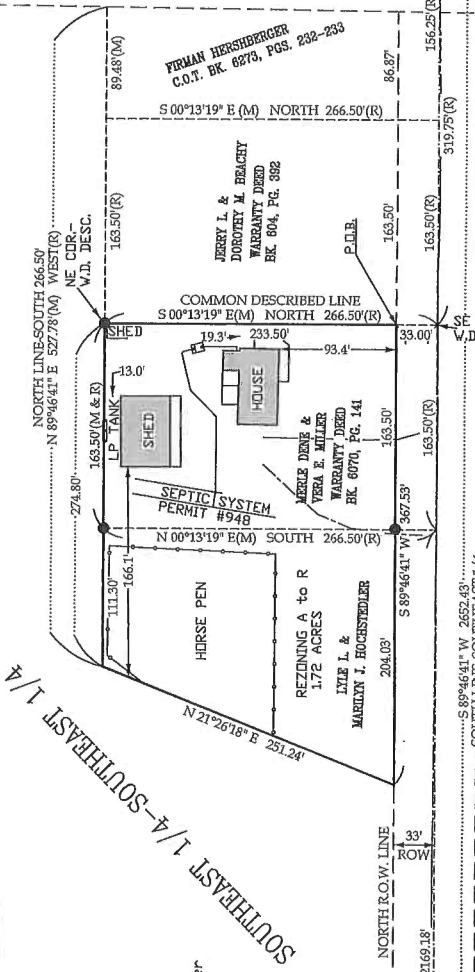
APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
 CHAIRPERSON _____ DATE _____



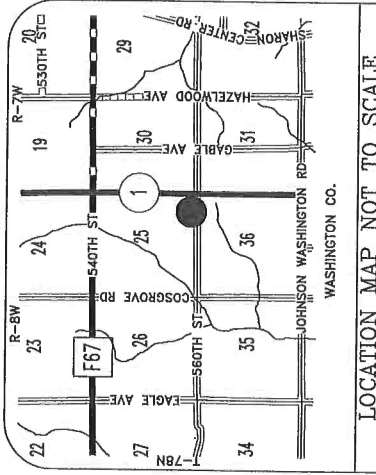
REZONING A to R

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 78 North, Range 8 West of the 3th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Southeast corner of Section 25, Township 78 North, Range 8 West; thence S 89°46'41" W along the South line of the Southeast 1/4 of said Section 25, a distance of 319.75 feet to the Southeast corner of a Warranty Deed description found in Book 6070 on page 141 in the office of the Johnson County Recorder; thence N 00°13'19" W along the East line of said description, a distance of 33.00 feet to a point on the North line of the Southeast 1/4 of said Section 25, a distance of 274.80 feet to the Northeast corner of said Warranty Deed description; thence S 00°13'19" E along said East line, a distance of 233.50 feet to the Point of Beginning containing 1.72 acres.



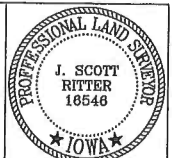
PAUL S. & EMMA A. HOCHSTEDLER



- LEGEND
- GOVERNMENT CORNER
 - SET 5/8" IRON ROD W/ WIRE CAP #1846
 - FOUND 5/8" IRON ROD #209
 - FOUND "X" IN CONCRETE
 - SET PK NAIL
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - PROPERTY BOUNDARY LINES
 - CENTER LINES
 - RIGHT-OF-WAY LINES
 - SECTION LINES
 - EASEMENT LINES
 - LOT LINES PLATTED OR BY DEED
 - WATERWAY
 - FIELD LINE
 - FENCE
 - EXISTING BUILDINGS

NOTE: Found property corner were set per an unrecorded Calvin's First Subdivision, Johnson County (S7946).

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.



J. Scott Ritter, P.L.S.
 Iowa License Number: 16546
 My license renewal date is December 31, 2022.
 Pages covered by this seal: THIS SHEET ONLY

REZONING EXHIBIT
 A-AGRICULTURAL to R-RESIDENTIAL
 A HISTORIC RESIDENCE PARCEL SPLIT
 PART OF THE SE 1/4-SE 1/4
 OF SECTION 25, T-78-N, R-8-W
 JOHNSON COUNTY, IOWA

DATE: 9/24/21 DRN: JSR APP:
 FLD BK: GPS PROJ. NO: 217218

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed to each zoning designation requested.
- Resolution Affirming the Stability of the Road System (signed and notarized).
- Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- The names and addresses of owners of all property within five hundred (500) feet of the parcel being rezoned.
- A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- Application Fee (varies based on nature of application) is due at the time of submittal.
Fee submitted: _____
- Proof of application to Johnson County Public Health for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

- _____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
 - Submission must be saved in AutoCAD 2007 or older format
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.