

PLANNING APPLICATION COVER SHEET

PROJECT TYPE: Conditional Use Permit

NO. CUP25-000008

APPLICATION DATE: 10/06/2025

PROPERTY OWNER: DAVID A & JANET K SCHLAPKOHL

APPLICANT: Janet Schlapkohl

WORK DESCRIPTION: School

SITE ADDRESS: 3418 Osage ST SW

PPROPERTY INFORMATION



Planning, Development and Sustainability

913 S. Dubuque St. Iowa City, IA 52240

planning@johnsoncountyiowa.gov. 319-356-6083

<https://www.johnsoncountyiowa.gov/pds>

David and Janet Story Schlapkohl
3418 Osage St. SW, Iowa City, IA 52240
Schlapkohl.janet@gmail.com
319-321-7926
Oct. 6, 2025

Planning and Zoning Commission, Johnson County, Iowa

Dear Members of the Commission,

I am writing to propose the establishment of non-public school on our property which will operate as an outdoor based, nature-study, animal-care and gardening school, as well as meeting all Iowa Department of Education required academics. I have a Master Educator License from the University of Iowa. We will meet all requirements for non-public school accreditation through Cognia, approved by the Iowa Education Association as an accrediting organization. Our goal is to create a welcoming environment for students that celebrates Iowa's natural beauty, and serves our community while adhering to all local regulations.

Number of Employees:

We anticipate employing approximately 3 full-time employees, and 2 part time staff, to ensure efficient operations and students learning.

Parking Facilities:

The location includes 8 dedicated parking spaces, accommodating employees. Parents drop off and pick up students in a gravel circular drive. Students are escorted by staff to and from the vehicles. This facilitates easy access and safety. Additional parking for parent/family events are available in a large mowed pasture. Emergency and Fire lanes are kept open.

Days and Hours of Operation:

School will operate M-F from 8:30 to 3:30.

Maximum Customer Capacity:

Our enrollment cap is set at 25 to ensuring a maximum learning experience for all.

Water and Wastewater Provisions:

The business will be equipped has three sinks in the school. It has an ADA accessible toilet and sink in the restroom. We are connected to a new private well, Gingerich well and drilling. All pipes were replaced and new pipes served the school building. We have a new septic system, records of which are on file at Johnson County. Jacob Gingerich tiling put the new septic system in, which was inspected before and after by Johnson County ensuring compliance with health and safety regulations. No special equipment is used at the school

A small metal sign located on the property, indicates our school.

We are committed to being a responsible and valued member of the community and look forward to the opportunity to discuss this proposal further.

Thank you for considering our application.

Sincerely,

Janet Schlapkohl

Director and Teacher: The Country School

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W62

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