

Office Use Only	4/9/25	\$	BOA-25-22694
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

**APPLICATION FOR: CONDITIONAL USE PERMIT**

Application is hereby made for approval of a (state the official use as listed in the Johnson County UDO, and briefly describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Jordan Creek Church

On property located at (street address if available or layman's description):

Lying South of Highway 382 NE accross from the residence at 4164 Hwy 382 NE

Parcel Number(s): 0215451002, 0222126001, 0215476002 & 0222101001

The property consists of 11.23 total acres, and is currently zoned A

*Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.*

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.

Upmeyer Farms, LLC

Name of Owner

Robert Upmeyer

Name of Applicant (if different)

4164 Hwy 382 NE Solon, IA. 52333

Applicant Street Address (including City, State, Zip)

Applicant Phone

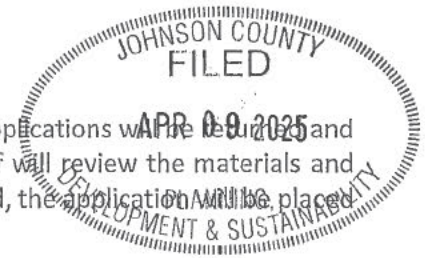
Applicant Email

*Robert Upmeyer, Upmeyer Farms, LLC*

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov) and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)**



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. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

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 prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

***Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.***

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$ 250 )		
This application form with all information completed	JSA	(2)
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site an any one time, provisions for water and wastewater, types of equipment to be used, signage, etc	JSA	
Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23	JSA	
If working with an engineer: CAD line work of the site plan, following the guidance below	JSA	
Proof of application to the Johnson County Health Department for a Public Health Zoning Application	JSA	
For requests to establish <u>Utility Scale Solar</u> (use area of 20 acres or less): <ul style="list-style-type: none"> <li>Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist.</li> <li>Electronic Submission of all materials is required.</li> </ul>	N/A	
For requests for <u>Commercial Communications Towers</u> , include the following: <ul style="list-style-type: none"> <li>Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver.</li> <li>Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver</li> </ul>	N/A	

**Electronic Submission Requirements for CAD line work:**

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- 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.

## Joseph Wilensky

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**From:** [REDACTED]  
**Sent:** Tuesday, 27 May 2025 12:43 pm  
**To:** Joseph Wilensky  
**Cc:** [REDACTED]  
**Subject:** Re: CUP application - BOA-25-28694 - Letter Requested

**CAUTION:** This email originated from outside of Johnson County! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Thanks for this email, Joe.

In regard to your inquiry, Jordan Creek Church is now the owner of Upmeyer auditor's parcel that was created. As you referenced, the church did close on this real estate transaction on 5/1/25. The church wishes to continue with the Board of Adjustment considering our application for a conditional use permit (BOA-25-28694) in the place of Robert Upmeyer for this property.

Please let me know if you need any further information.

Thanks,  
Aaron Kampman



28 March 2025

Mr. Josh Busard  
Johnson County Zoning Director



Re: Jordan Creek Church, Conditional Use Permit Application  
on Auditor Parcel 2025023, Zoned A-Agricultural

Dear Josh:

Attached please find the application and accompanying documents for a Conditional Use Permit application for Jordan Creek Church.

At this time the Jordan Creek Church is planning a new facility at this location, see recorded plat Auditor Parcel 2025023.

At this time it is estimated that this facility would have 5 full time employees on site 5-6 days of the week with normal working hours between 10 AM to 8 PM, with Sundays being the exception having between 175 and 250 parishioners on site at the hours of 7:30 AM to 12:30 PM.

As per proposed site plan included here in which the proposed parking lot is shown, indicating 130 parking spaces.

Water to be supplied by a well, location at this time to be determined.

Wastewater site to be determined.

At this time stormwater facilities will be centralized to the southern portion of this parcel.

Signage will be at the Northern portion of this parcel, within the parcel boundaries.

If you have questions or if you require further information you may contact myself, Paul Desmond of Form Function Studio, Rodney Hedge II (operations) or Aaron Kampman (Motion Build).

Respectfully Submitted,

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

C: Mr. Paul Desmond [REDACTED]  
Mr. Rodney Hedge II [REDACTED]  
Mr. Aaron Kampman [REDACTED]  
HFCfile

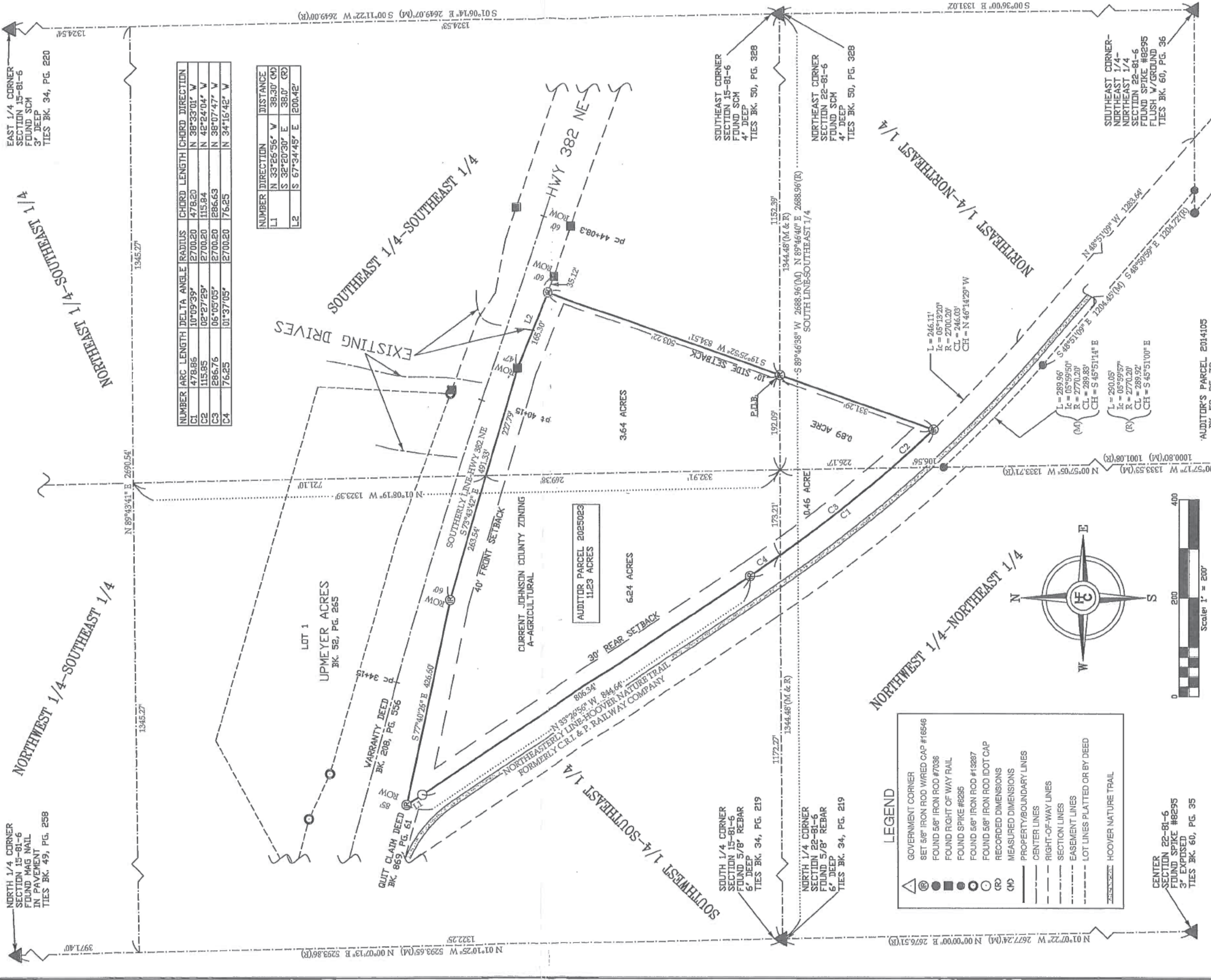
INDEX LEGEND

LOCATION: N 1/2-NE 1/4 SECTION 22, T-81-N, R-6-W  
S 1/2-SE 1/4 SECTION 15, T-81-N, R-6-W  
REQUESTOR: ROBERT UPMEYER  
PROPRIETOR: UPMEYER FARMS, LLC  
SURVEYOR: J. SCOTT RITTER, PLS #16546  
COMPANY: HART-FREDERICK CONSULTANTS P.C.  
510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
RETURN TO: sritter@hart-frederick.com (319) 545-7215



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	478.85	10°09'39"	2700.20	478.20	N 38°33'01" W
C2	115.85	02°27'29"	2700.20	115.84	N 42°24'04" W
C3	286.76	06°05'05"	2700.20	286.63	N 38°07'47" W
C4	76.25	01°37'05"	2700.20	76.25	N 34°16'42" W

NUMBER	DIRECTION	DISTANCE
L1	N 33°26'56" W	38.30' (M)
L2	S 32°20'30" E	38.0' (R)
L3	S 67°34'45" E	200.42'

LEGEND	
△	GOVERNMENT CORNER
●	SET 5/8" IRON ROD W/ WIRE CAP #16546
○	FOUND 5/8" IRON ROD #7036
■	FOUND RIGHT OF WAY RAIL
●	FOUND SPIKE #8295
○	FOUND 5/8" IRON ROD #12287
○	FOUND 5/8" IRON ROD IDOT CAP
○	RECORDED DIMENSIONS
○	MEASURED DIMENSIONS
—	PROPERTY/BOUNDARY LINES
—	CENTER LINES
—	RIGHT-OF-WAY LINES
—	SECTION LINES
—	EASEMENT LINES
—	LOT LINES PLATTED OR BY DEED
—	HOOPER NATURE TRAIL

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, 2026.  
Pages covered by this seal: THIS SHEET ONLY

SOUTHWEST CORNER-  
NORTHWEST 1/4-  
SECTION 22-81-6  
FOUND SPIKE #8295  
3' EXPOSED  
TIES BK. 60, PG. 36

AUDITOR'S PARCEL 2014105  
BK. 59, PG. 73



PLAT OF SURVEY (Page 1 of 2)  
AUDITOR PARCEL 2025023  
PART OF THE N 1/2-NE 1/4 SECTION 22  
PART OF THE S 1/2-SE 1/4 SECTION 15  
TOWNSHIP 81 NORTH, RANGE 6 WEST  
JOHNSON COUNTY, IOWA

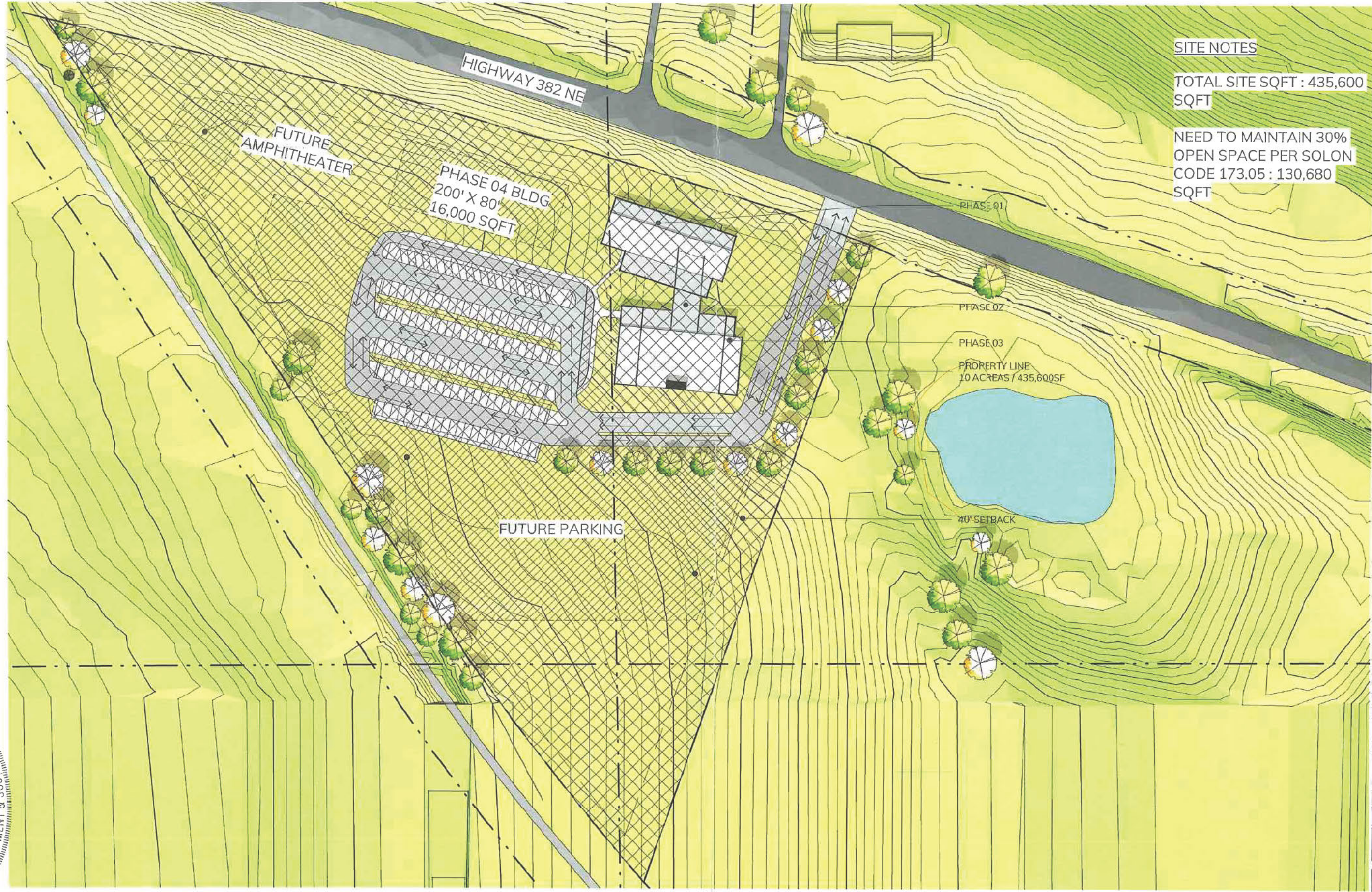
DATE: 02/25  
DRN: JSR  
APP:  
FLD BK: GPS  
PROJ. NO: 247218



APR 09 2025

Drawings NOT TO BE GIVEN OUT OR USED FOR CONSTRUCTION OR DESIGN UNLESS GIVEN CONSENT BY FORM + FUNCTION STUDIO, LLC. ALL RIGHTS RESERVED

FORM + FUNCTION STUDIO, LLC  
ARCHITECTURAL MASTER  
DEVELOPMENT & SUSTAINABILITY



SITE NOTES

TOTAL SITE SQFT : 435,600  
SQFT

NEED TO MAINTAIN 30%  
OPEN SPACE PER SOLON  
CODE 173.05 : 130,680  
SQFT



FORM FUNCTION STUDIO, LLC  
101 16TH AVE SW, SUITE A  
CEDAR RAPIDS, IA 52404  
formfunctionstudio.com

PROJECT NUMBER: 2404004

SHEET NAME: 00 - ARCHITECTURAL MASTER  
SITE PLAN

DATE: 2/20/2025 9:50:59 AM

JORDAN CREEK CHURCH

4237 STATE HIGHWAY 382 NE  
SOLON, IOWA 52333





Doc ID: 032438910001 Type: PLA  
Kind: SURVEY  
Recorded: 03/12/2025 at 12:07:37 PM  
Fee Amt: \$12.00 Page 1 of 1  
Johnson County Iowa  
Kim Painter County Recorder  
BK 68 PG 231

**HFC HART-FREDERICK CONSULTANTS P.C.**

[www.hart-frederick.com](http://www.hart-frederick.com)  
510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215

AUDITOR PARCEL 2025023

Auditor Parcel 2025023 is a part of the Southwest 1/4 of the Southeast 1/4, a part of the Southeast 1/4 of the Southeast 1/4 of Section 15, a part of the Northeast 1/4 of the Northeast 1/4 and a part of the Northwest 1/4 of the Northeast 1/4 of Section 22, all of Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Southeast corner of Section 15, Township 81 North, Range 6 West; thence S 89°46'38" W along the South line of said Section 15, a distance of 1152.39 feet to the Point of Beginning; thence S 19°25'52" W, a distance of 331.29 feet to a point on the Northeasterly line of the Hoover Nature Trail; thence Northwesterly along said Northeasterly line 478.86 feet along the arc of a 2700.20 foot radius curve, concave Northeasterly, whose 478.20 foot chord bears N 38°33'01" W; thence N 33°26'56" W along said Northeasterly line, a distance of 844.64 feet to a point on the Southerly line of Highway 382 NE; thence S 77°40'26" E along said Southerly line, a distance of 426.60 feet; thence S 73°43'42" E along said Southerly line, a distance of 491.33 feet; thence S 67°34'45" E along said Southerly line, a distance of 165.30 feet; thence S 19°25'52" W, a distance of 503.22 feet to the Point of Beginning containing 11.23 acres and being subject to all easements and restrictions of record.

Closure error with this description is 1 : 82,056.96.



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* *nr* 3/11/25 Date  
J. Scott Ritter, P.L.S.  
Iowa License Number: 16546  
My license renewal date is December 31, 2026.  
Pages covered by this seal: THIS SHEET ONLY



PLAT OF SURVEY (Page 2 of 2)  
AUDITOR PARCEL 2025023  
PART OF THE N 1/2-NE 1/4  
SECTION 22  
PART OF THE S 1/2-SE 1/4  
SECTION 15  
TOWNSHIP 81 NORTH, RANGE 6 WEST  
DATE: 02/25 DRN: JSR APP:  
FLD BK: GPS PROJ. NO: 247218