

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000015****APPLICATION DATE: 08/05/2026****PROPERTY OWNER: M-C HOLDINGS LLC****APPLICANT: Scott Ritter****WORK DESCRIPTION: Sandy Beach Ag Farm First****SITE ADDRESS: SANDY BEACH RD NE****PARCEL NUMBER: 0218226001****PROPOSED SUBDIVISION NAME: Sandy Beach Ag Farm First****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0218226001	31.48	A - Agricultural
0218276001	38.8	A - Agricultural

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

4 August 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Sandy Beach Ag Farm First, for M-C Holdings, LLC
a Agricultural Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a
Agricultural Subdivision application for M-C Holdings, LLC.
At this time they would like to split off this portions of their property for
this Agricultural Subdivision. This lot has access to Sandy Beach Rd, NE,
with water and septic to be established.

If you have questions or if you require further information you may contact
myself, Attorney: Casey Rigdon or M-C Holdings, LLC.

Respectfully Submitted,

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

C: M-C Holdings, LLC
Mr. Casey Rigdon
HFCfile

INDEX LEGEND

LOCATION: NORTHWEST 1/4
SECTION 18, T-81-N, R-6-W

REQUESTOR: CHRIS HAGANMAN
PROPRIETOR: M-C HOLDINGS, 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

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A circular seal for a Professional Land Surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, flanked by two stars. The center of the seal contains the text "J. SCOTT RITTER" and "16546".

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PRELIMINARY & FINAL PLAT SANDY BEACH AG FARM FIRST AN AGRICULTURAL SUBDIVISION PART OF SE 1/4-NW 1/4 & PART OF NW 1/4-NW 1/4 OF SECTION 18, T-81-N, R-6-W JOHNSON COUNTY, IOWA		
DATE: 05/26	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 267101	



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: June 5, 2026
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request, PPN 0218276001 Agricultural Split

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision, PPN 0218276001. After review, the PDS Administrative Officer has issued the following decision regarding the request:

Request to waive Stormwater Management: **With Building Permit**

Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: **Approved**

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties Requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator