

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000016****APPLICATION DATE: 08/05/2026****PROPERTY OWNER: M-C HOLDINGS LLC****APPLICANT: Scott Ritter****WORK DESCRIPTION: Sandy Beach Ag Farm Second****SITE ADDRESS: Sandy Beach Rd NE****PARCEL NUMBER: 0218276001****PROPOSED SUBDIVISION NAME: Sandy Beach Ag Farm Second****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
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 Second, for M-C Holdings, LLC
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for M-C Holdings, LLC.

At this time they would like to split off this portions of their property for a the residence and area around for a Lot 1 and an Outlot A. These lots 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

HFC HART-FREDERICK CONSULTANTS P.C. HFC

510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215

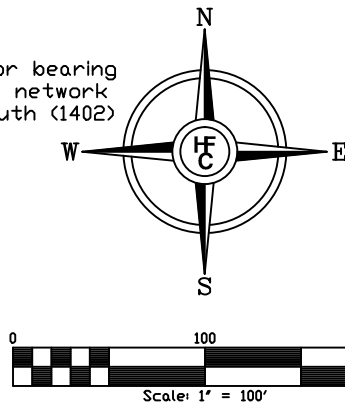
TRACT No. E-426
Bk. 202, Pg. 126

WEST LINE-SOUTHEAST 1/4-NORTHWEST 1/4
N 01°49'12" W 130.98'

TRACT No. E-426
Bk. 202, Pg. 126

TRACT No. E-426
Bk. 202, Pg. 126

Basis for bearing
is IARTN network
Iowa South (1402)



PLAT OF SURVEY
RETRACEMENT
BK. 60, PG. 199

Lot No. 6

SUBDIVIDOR/OWNER: M-C HOLDINGS, LLC
1656 LAKE MANOR RD. NE
SOLON, IA. 52333

ATTORNEY: CASEY RIGDON
2007 FIRST AVE. SE P.O. BOX 2804
CEDAR RAPIDS, IA. 52406-2804

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340

NORTH 1/4 CORNER
SECTION 18-81-6
FOUND 3" PIPE
12" DEEP
TIES BK. 64, PG. 217

PLAT OF SURVEY
BK. 2, PG. 416

30' PIPE LINE EASEMENT (SEE NOTE 1)

CONSERVATION EASEMENT

Being an existing Flowage Easement (Tract No. 505E-1) as is recorded in Book 769 on page 209 in the office of the Johnson County Recorder, located in the Southeast 1/4 of the Northwest fractional 1/4 of Section 18, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 18; thence N 01°49'12" W along said West line of the Southeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 130.00 feet to a point on an existing Easterly line for said existing Flowage Easement, being the Point of Beginning; thence continuing N 01°49'12" W along said West line, a distance of 450.00 feet to a point on an existing Westerly line for said Flowage Easement; thence N 47°40'48" E along said Westerly line, a distance of 275.00 feet; thence N 08°30'48" E along said Westerly line, a distance of 3.07 feet; thence N 89°31'29" E, a distance of 128.75 feet to a point on the Easterly line of said existing Flowage Easement; thence S 05°09'12" E along said Easterly line, a distance of 22.34 feet to a point on the Northerly line of a Pipeline Easement; thence S 44°22'55" W along said Northerly line, a distance of 50.92 feet; thence S 42°02'17" W along said Northerly line, a distance of 437.20 feet to a point on the West line of the Southeast 1/4 of the Northwest 1/4 of Section 18; thence S 01°49'12" E along said West line, a distance of 43.30 feet to a point on the Southerly line of said Pipeline Easement; thence N 42°02'17" E along said Southerly line, a distance of 467.80 feet; thence N 44°22'55" E along said Southerly line, a distance of 24.72 feet to a point on said Easterly line of the existing Flowage Easement; thence S 05°09'12" E along said Easterly line, a distance of 356.70 feet; thence N 70°49'12" W along said Easterly line, a distance of 250.00 feet; thence S 21°28'09" W along said Easterly line, a distance of 327.08 feet to the Point of Beginning containing 2.88 acres.

SANDY BEACH AG FARM SECOND

Being a part of the Southeast 1/4 of the Northwest fractional 1/4 of Section 18, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:

Commencing at the Center of Section 18, Township 81 North, Range 6 West; thence S 89°15'48" W along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 235.54 feet to a point on the centerline of Sandy Beach Road NE, being the Point of Beginning; thence continuing S 89°15'48" W along said South line, a distance of 1077.13 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 18; thence N 01°49'12" W along the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 766.54 feet; thence N 89°31'29" E, a distance of 364.53 feet; thence S 01°49'18" E, a distance of 412.57 feet; thence S 64°53'45" E, a distance of 407.06 feet; thence N 89°15'48" E, a distance of 345.00 feet to a point on said centerline of Sandy Beach Road NE; thence S 03°19'57" E along said centerline, a distance of 175.00 feet to the Point of Beginning containing 10.00 acres of which 0.28 acre is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of the Southeast 1/4 of the Northwest fractional 1/4 of Section 18, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Center of said Section 18; thence S 89°15'48" W along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 18, a distance of 268.57 feet to a point on the existing West right of way line for Sandy Beach Road NE, being the Point of Beginning; thence continuing S 89°15'48" W along said South line, a distance of 37.04 feet; thence N 03°19'57" W, a distance of 175.00 feet; thence N 89°15'48" E, a distance of 37.04 feet to a point on said existing West right of way line for Sandy Beach Road NE; thence S 03°19'57" E along said existing West right of way line, a distance of 175.00 feet to the Point of Beginning containing 0.15 acre.

NUMBER	DIRECTION	DISTANCE
L1	S 03°19'57" E	40.04'
L2	S 03°19'57" E	40.04'
L3	N 03°19'57" W	40.04'
L4	N 08°30'48" E	3.07'
L5	N 89°31'29" E	26.06'
L6	S 05°09'12" E	22.34'
L7	S 44°22'55" W	50.92'
L8	S 01°49'12" E	43.30'
L9	N 44°22'55" E	24.72'

OUTLOT A
A GENERAL OUTLOT
5.00 ACRES
0.06 ACRE in R.O.W.
4.94 ACRES (NET)

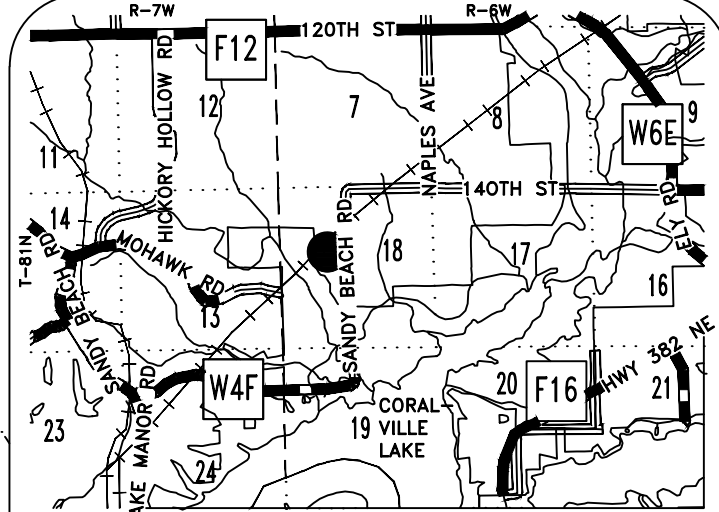
LOT 1
5.00 ACRES
0.22 ACRE in R.O.W.
4.78 ACRES (NET)

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

JEFFERSON TOWNSHIP BIG GROVE TOWNSHIP



LOCATION MAP NOT TO SCALE

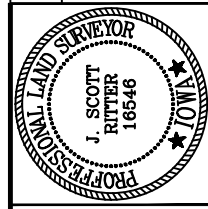
Parent Parcel Is found as Certificate of Change of Title in Book 2226 on page 53, dated February 18, 1997 and Book 2228 on page 71, dated February 24, 1997. In all containing 207.4 acres by government survey and description.

NOTE:
1. PIPE LINE LOCATION & WIDTH AS PER SIGNAGE, WIDTH NOT STATED.
BK. 212, PG. 262

LEGEND

- GOVERNMENT CORNER
SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #6165
- FOUND 5/8" IRON ROD
- FOUND 1/2" PIPE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- LOCATED FENCE
- EXISTING BUILDINGS
- REQUIRED 70' RIGHT OF WAY ACQUISITION
6475.00 SQ. FT. 0.15 ACRE
- MAPPED 100 YEAR FLOOD
- MAPPED WETLAND
- BLUE LINE STREAM
- CONSERVATION EASEMENT
EXISTING FLOWAGE EASEMENT
TRACT No. 505E-1
3533.56 SQ. FT. 0.08 ACRE (LOT 1)
107108.21 SQ. FT. 2.46 ACRES (OUTLOT A)

PRELIMINARY & FINAL PLAT
SANDY BEACH AG FARM SECOND
TRACT No. 505E-1
PART OF THE SOUTHEAST 1/4 OF
SECTION 18, T-81-N, R-6-W
JOHNSON COUNTY, IOWA
DATE: 05/26/2010 DWN: JSR APP: JFR
FLO BK: CPS PROJ. NO: 267101



I hereby certify that this land surveying document was prepared and the survey was conducted under my direct 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, 2015.
Pages covered by this seal: 11/15 SHEET ONLY

INDEX LEGEND
LOCATION: SOUTHEAST 1/4-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



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

Recently, your firm submitted a request to waive the 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: **Partial Approval**

- Waiver has been requested for all sensitive areas except for Significant Slopes, Stream Corridors, Watercourses, and Surface Water Bodies, and Floodplain and Floodway.
 - Waiver is approved for those sensitive areas requested except for **Wetlands**; the drainage on this property should be assessed for the presence of wetland indicators.
 - The results of those sensitive areas not waived (Floodplain and Floodway, Significant Slopes, Stream Corridors, Watercourses, and Surface Water Bodies, and Wetlands) should be provided with the subdivision application.
- This subdivision is **exempt** from the Historic Properties Requirements.

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

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA

REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: FARMSTEAD SPLIT

Street Address or Layman's Description: 3425 SANDY BEACH RD NE SOLON, 52333

Parcel Number(s): 0218276001

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|---|---|---|---|---|
| ☒ Critical Wildlife Habitat | ☒ Historic Properties | ☒ Prairie & Prairie Remnant | ☒ Savanna & Savanna Remnant | ☐ Significant Slopes |
| ☐ Stream Corridors, Watercourses, and Surface Water Bodies | ☐ Floodplain & Floodway | ☒ Wetlands | ☒ Woodlands | |

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

CHARLES SCHMIDT

Name of Applicant

cschmidt@hart-frederick.com

Applicant Email Address

319.545.7215

Applicant Phone

CHRIS HAGANMAN

Name of Owner (if different)

crhaganman@gmail.com

Owner Email Address

1656 LAKE MANOR RD NE SOLON, IA 52333

Owner Mailing Address (include City, State, Zip)

Applicant Signature

6/3/26

Date

ADMINISTRATIVE OFFICER'S DECISION:

☐ APPROVE

☒ PARTIAL APPROVAL**

☐ DENY

6/5/2026

ADMINISTRATIVE OFFICER

DATE

**See accompanying letter for explanation for specific requirements.

Office Use Only		
	Date Filed	Application Number



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: FARMSTEAD SPLIT
 Street Address or Layman's Description: 3425 SANDY BEACH RD NE SOLON, 52333
 Parcel Number(s): 0218276001

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

CHARLES SCHMIDT

cschmidt@hart-frederick.com

Name of Applicant

Applicant Email Address

319.545.7215

Applicant Phone

CHRIS HAGANMAN

crhaganman@gmail.com

Name of Owner (if different)

Owner Email Address

1656 LAKE MANOR RD NE SOLON IA 52333

Owner Mailing Address (include City, State, Zip)

6/3/26

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT** ☐ DENY

6/5/2026

ADMINISTRATIVE OFFICER

DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

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

_____ A waiver request fee of \$50 due at time of submittal.

_____ A written narrative explaining the request.

Initial or check each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

A waiver request fee of \$50 due at time of submittal.

A written narrative explaining the request.

Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. **Please initial or check each sensitive area for which material has been provided in support of the waiver request.**

Critical Wildlife Habitat: documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.

Floodplain and Floodway: FEMA map showing absence of floodplain and floodway.

Historic Properties: letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.

Prairie and Prairie Remnant: aerial photographs showing history of row crops.

Savanna and Savanna Remnant: aerial photographs showing absence of open-grown trees.

Significant Slopes: soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.

Stream Corridors, Watercourses, and Surface Water Bodies: U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.

Wetlands: National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).

Woodlands: aerial photographs showing absence or sparse distribution of trees.