

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



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

CHRIS HAGANMAN

Name of Owner (if different)

[Signature]

6/3/26

Applicant Signature

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



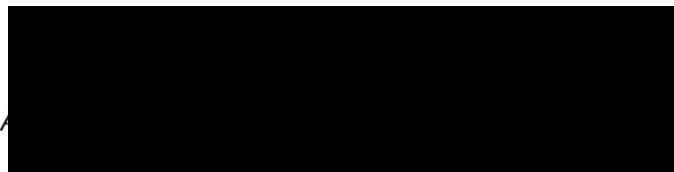
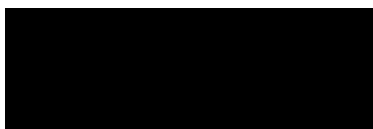
JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

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.

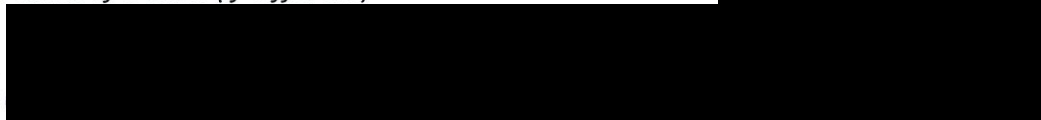
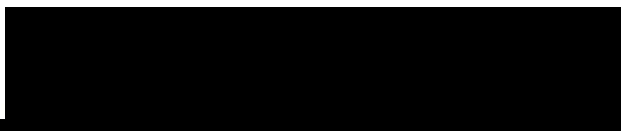
CHARLES SCHMIDT



Applicant Phone

CHRIS HAGANMAN

Name of Owner (if different)



Applicant Signature

6/3/26

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.