

**JONES COUNTY
PLANNING & ZONING COMMISSION
TUESDAY, JULY 23, 2024 9:00 A.M.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 9:00 a.m.**
- Call meeting to order and approve the agenda.

Public Hearing for owners Ben and Hilary Hogan, to rezone a portion of Parcel 2020-68 in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ containing 8.13 acres located in Section 18 of Castle Grove Township generally

- described as 24708 220th St., Monticello, from the A-Agricultural District to the I2- Heavy Industry District. The request is made in order to bring a newly constructed ready-mix facility into compliance with the Jones County Zoning Ordinance.

Action to make a recommendation to the Board of Supervisors for the rezoning application for owner Ben and Hilary Hogan, to rezone a portion of Parcel 2020-68 in the SE $\frac{1}{4}$ SW $\frac{1}{4}$

- containing 8.13 acres located in Section 18 of Castle Grove Township generally described as 24708 220th St., Monticello, from the A-Agricultural District to the I2- Heavy Industry District.

- Next meeting, August 13, 2024. Application deadline is Wednesday July 24, 2024.
- Adjourn

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



JONES COUNTY LAND USE

Written Report of the Jones County Land Use Administrator Request to Amend the Jones County Zoning Map

Application from:	Ben & Hilary Hogan
For property located at:	24708 220 th St., Monticello
Brief legal description:	Parcel 2020-68 in SE ¼ SW ¼ in Section 18 of Castle Grove Township
Parcel number:	01-18-300-006
Current Parcel size:	8.13
Proposed Parcel size to rezone:	2 acres
Current Zoning District:	A-1 Agricultural
Proposed Zoning District:	I-2 Heavy Industry
Purpose:	Rezone a portion of the parcel from the A-1 Agricultural District to I-2 Heavy Industry District. The remaining will stay as A-1 Agricultural.
Date application received:	July 10, 2024
Applicable fee:	\$250 paid + special meeting fee \$100 Pd July 10, 2024
Planning and Zoning meeting date:	July 23, 2024
Notice published: (Article XXV-Section 5)	Week of July 15, 2024 (5 days' notice provided; 5-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	July 11, 2023
Report mailed to Planning and Zoning Commission:(Article XXV-Section 7)	July 17, 2024
Report mailed to Applicant: (Article XXV-Section 7)	July 17, 2024

Copy of application and rezoning exhibit attached.

See pages 2, 3, 4 and 5 for report.

Page 2: Owner: Ben & Hilary Hogan
Property Address: 24708 220th St., Monticello
Planning and Zoning meeting date: July 23, 2024, 9:00 a.m.
Report of the Jones County Land Use Administrator
(Article XXV-Section 7)

Written Report Provided	Consultation by the following, if necessary (Article XXV-Section 7):
	<i>Jones County Engineer- Derek Snead</i>
Comments:	<p>I have reviewed the Rezoning Application submitted by Ben and Hilary Hogan. My comments are as follows:</p> <ul style="list-style-type: none"> • Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County’s requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an ‘Application for Access’ with the Jones County Secondary Road Department prior to commencing any access construction. • Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer’s Office before any construction may commence. • Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.
	<i>Jones County District Soil Conservationist – Addie Manternach</i>
Comments:	<p>After reviewing this application, I do not see any major concerns/impacts of the proposed rezoning. From the point of view of the Jones Soil & Water Conservation District, rezoning should have no negative effect on the soil and water resources of this area. However, if any construction or other land disturbing activity is planned, the Jones Soil & Water Conservation District advises the landowner to seek assistance in developing an erosion control plan – prior to construction – to prevent soil erosion on site during construction and to keep sediment from leaving the property.</p>
	<i>Jones County Sanitarian – Paula Hart</i>
Comments:	<ol style="list-style-type: none"> 1) Contact the DNR Field office in Manchester for any regulations and special permits for total water usage of the plant. There are no current well records in the file for this address. 2) For restrooms since the business is not on the property of 24174 220th Street and there are no septic records for such, a Port O’ Potty would need to be on site, or a septic system installed by a certified septic contractor with Jones County for a separate restroom facility.
	<i>Executive Director of the Jones County Conservation Board – Brad Mormann</i>
Comments:	<i>No comments received.</i>

	<i>Flood Plain Coordinator – Brenda Leonard</i>
Comments:	I did speak with Hilary Hogan on 7/8/24. She stated the plant is going where the hog buildings had been previously next to the road. That area is not in a floodplain.
	<i>911 Coordinator – Gary Schwab</i>
Comments:	In review of the above stated application the Jones County 911 office finds that there are no conflicts, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, as part of the Jones County Code of Ordinances.

<i>Minimal impact</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXV-Section 7)
<p>Comments:</p> <p><i>According to the 2023 Comprehensive Land Use Plan, a general goal of economic development is to allow appropriate commercial and industrial development. As well as promote and allow appropriate commercial and industrial development to locate in the rural portion of the county at intersections of major transportation arterials only with appropriate access points through frontage roads, as well as in, adjacent to, or near urban areas.</i></p> <p><i>The 2023 Comprehensive Land Use Plan also states a general goal of Land Use Management is to preserve and protect the scenic, pastoral, and natural character of Jones County by managing and directing development into appropriate areas including existing compatible “grandfathered” land uses, and away from Agricultural land and operations, along with environmentally sensitive land. Concentrate residential, commercial, and industrial uses in or near the available public services, particularly water, wastewater, stormwater management, and related utilities.</i></p> <p><i>In addition, Land use management must protect the sustainability of agriculture in the area. Matters relating to soil, erosion, air quality, surface and subsurface water quality, climate change, environmental resources and habitat, and incompatible uses such as residential development and non-agricultural industrial-commercial uses must be considered.</i></p> <p><i>The county’s role in land use management in unincorporated Jones County, is to buffer the agricultural operations from intrusion by incompatible uses while allowing a reasonable amount of opportunity in properly assigned zoning districts for compatible rural style development for residential, commercial, and industrial uses. Jones County encourages the principles of diversity, social equity, environmental sensitivity, and the development of renewable energy needs.</i></p>	
<i>Moderate Impact</i>	Impact which the application would have on surrounding property: (Article XXV-Section 7)
<p>Comments:</p> <p><i>All zoning in this area is zoned as A1- Agricultural District. There is no nearby residential, commercial, or industrial districts. This area is also not near a major highway or intersection.</i></p> <p><i>According to the application there will be an increase in traffic due to concrete mixing trucks, along with trucks hauling in aggregates.</i></p> <p><i>What is being proposed is for a conditional zoning agreement for two acres of this property to be rezoned to I2-Heavy Industrial. With this agreement the owners would not be able to expand this business without approval from the Commission as well as if this business is to cease operation the property will revert to A1- Agricultural District.</i></p> <p><i>There is only one other concrete manufacturer in rural Jones County, they are located at 22137 Hwy 38 Monticello: Dyersville Ready Mix Inc. D.B.A Bard Materials; They are zoned as I1- Industrial</i></p> <p><i>Rogers Concrete is located at 22802 County Road E34; is zoned C1-Commercial. They do not manufacture concrete at this site.</i></p>	

Article V. Section 8. I-2 Heavy Industry

A. *To establish and preserve areas for necessary industrial and related uses of such a nature that they require isolation from many other kinds of land uses.*

B. Principal Permitted Uses include:

1. Auto wrecking, junk yards, and similar salvage storage shall be permitted only when enclosed within a tight unpierced fence not less than six feet in height or surrounded with a greenbelt planting strip not less than 20 feet in width and eight feet in height. All such storage shall be located not less than 30 feet from any street line and not less than 20 feet from any other lot line. The storage of rags, paper and similar combustible wastes shall not be closer than 100 feet to any property lines unless enclosed in a masonry building of not less than four-hour fire resistive construction.
2. The bulk storage of oils, petroleum and similar flammable liquids shall be permitted only when stored underground in tanks located no closer to any property line than the greatest depth to the bottom of such tanks or above ground in tanks located at least 150 feet from any property line.
3. Acid manufacture.
4. Cement, lime, gypsum, or plaster of Paris manufacture.
5. Communication towers.
6. Explosives manufacture or storage.
7. Fertilizer manufacture.
8. Smelting of tin, copper, zinc, or iron ores.
9. Solid waste transfer station or sanitary landfill.
10. Stockyards or slaughter of animals.
11. Animal Shelters subject to Article XXI.
12. Quarry and Extraction Uses subject to Article X.
13. Utility Scale Solar Energy Systems (SECS) according to Article XVI.
14. Those uses which in the opinion of the Zoning Commission are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.

C. Permitted Accessory Buildings or Uses include private garages, storage sheds, non-utility scale solar.

D. Special Permitted Uses: The following special use may be permitted after review and approval by the Board of Adjustment and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.

1. Communication towers subject to Article XIV.
2. Wind Energy Conversion System (single unit) subject to Article XV.

E. District Regulations: The bulk regulations established for all I2 – Heavy Industrial Districts are listed in Appendix A. All regulations are minimum standards unless otherwise noted.

F. Additional Yard Requirements: Where a lot is located next to an R District, the front, side or rear yard of the permitted use in the Industrial property that abuts the R District shall be 100 feet. In addition, proper buffering (as defined in Article

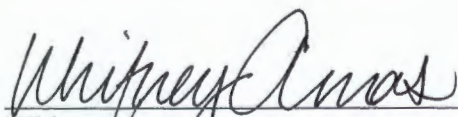
III, SECTION 2. Q. Buffer Area and FF. Earthen Berm) shall be made to mitigate negative impacts between uses.

G. Off-Street Parking: See Article XXII Off-Street Parking Requirements.

H. Sign Regulations: See Article XX Sign Requirements.

I. Accessory Use Requirements: See Article XIII Accessory Use Requirements.

J. Lighting Requirements: See Article XIX Lighting Requirements.


Whitney Amos
Jones County Land Use


Date

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov/land_use



Jones County Zoning Rezoning Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Planning and Zoning Commission will review the proposal and recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts.

Fee: \$ 250 CK# 6180 (non-refundable) payable to Jones County, with the completed application

Date Application Filed: 7/10/24

Owner Information					
Name on property: Ben & Hilary Hogan					
Address to receive mail:		House Number & Street: 24708 220th Street			Apartment/Unit
		City: Monticello		State: Iowa	Zip Code: 52310
Phone:	(641) 895-7306		E-mail Address:	castlegrovereadymix@gmail.com	
Applicant Information					
Name: (If different from above.)					
Address to receive mail:		House Number & Street:			Apartment/Unit
		City:		State:	Zip Code:
Phone:	()		E-mail Address:		
Parcel Information					
Township	Castle Grove	Section	18	Property Address 24708 220th Street Monticello, IA 52310	
Legal description of property to be rezoned: 2 acres m/l located in the SW 1/4 of Section 18, T 86, R 04				County Parcel ID(s), if known: 0118300006	

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.
 Attach a copy of the entrance access permit and flood plain determination from the County Engineer, if any.
 Attach a narrative providing the following information:

- An explanation for the rezoning application.
- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Planning and Zoning Commission in considering the application.

Current Zoning District	Proposed Zoning District
<input checked="" type="checkbox"/> A- Agricultural <input type="checkbox"/> R-Residential <input type="checkbox"/> RMH-Residential Manufactured Housing <input type="checkbox"/> C1 –Commercial <input type="checkbox"/> C2 – Highway Commercial <input type="checkbox"/> I1 - Industry <input type="checkbox"/> I2- Heavy Industry <input type="checkbox"/> P-Public	<input type="checkbox"/> A- Agricultural <input type="checkbox"/> A2- Agricultural <input type="checkbox"/> R-Residential <input type="checkbox"/> RMH-Residential Manufactured Housing <input type="checkbox"/> C1- Commercial <input type="checkbox"/> C2- Highway Commercial <input type="checkbox"/> I1- Industry <input checked="" type="checkbox"/> I2- Heavy Industry <input type="checkbox"/> P-Public <input type="checkbox"/> PD-Planned Development

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at www.jonescountyiowa.gov.
 The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or (563) 927-2640 and ask for storm water permit assistance.

Rezoning applications are submitted to the Jones County Planning and Zoning Commission for consideration and approval or denial. The Jones County Planning and Zoning Commission shall recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts, and the regulations and restrictions to be enforced therein. This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.


7-10-24
 Applicant Signature Date

 Owner Signature (if different than above) Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386
Access Permit for Drive	County Engineer 319-462-3785
911 Address	911 Coordinator 319-462-2735
Well and Septic	Environmental Services 319-462-4715



Castle Grove Ready Mix LLC

24708 220th Street
Monticello, IA 52310
castlegrovereadymix@gmail.com

Hilary Hogan 641-895-7306
Ben Hogan 319-480-1254

July 10, 2024

To: Jones County Zoning Board

From: Ben & Hilary Hogan

We are applying for rezoning of some of our property located at 24708 220th Street that is currently zoned "Agricultural" to "Heavy Industry" as we intend to start selling concrete from a ready-mix plant. When we purchased the property in 2021, there were hog barns on the site with a capacity of 3300 head. These barns were dated, and we decided to take them down. Over the last 3 years, we have removed 5 hog barns and leveled the area.

When we originally brought this ready-mix plant to Jones County, we had all intentions of using it for projects around our farm. Now that we have erected the plant, we've received many inquiries about selling concrete and have decided to pursue the business.

We purchased the plant from Hilary's father, who ran the plant in Appanoose County, Iowa until 2020. This spring, before moving the plant to Jones County, we did operate the plant, pouring over 400 yards.

The plant is portable, has a 10-yard capacity, and the silo is 53' tall.

We believe this has the potential to employ 3 full time people, along with part-time, seasonal employees as well.

We do expect the traffic volume to increase, but find it hard to estimate the amount until the business is established. Please note the previous hog barns here did see a high volume of traffic as well, with semis hauling the livestock in and out, as well as feed trucks multiple times throughout the week. We are 1.5 miles to County Road X31, and 2.4 miles to both County Road E16 and County Road D62.

The noise impact on surrounding property owners should be minimal. We have attached a chart of noise levels for farm equipment and grain drying facilities, which are already present in the neighborhood. We measured the decibels (db) of the plant running, along with 2 mixer trucks and 1 payloader and the average recorded value was 85.6 db when standing at the office building, with a range of 79.7 – 100.2 db. When standing on the road, with all things the same, the average value recorded was 71.8 db.

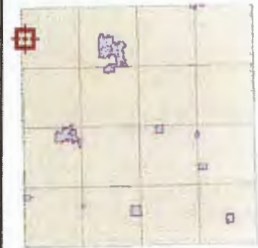
We have discussed this project with Jones County Engineer Derek Snead, who saw no issues with the project, as there are existing driveways from the farming operation. We have also applied for an E911 address for the site, and verified that it is not in a floodplain with Brenda Leonard. Paula Hart with Environmental Services noted there is no record of the well, meaning it was drilled before 1987. This well also services the house at the property. For restrooms, we plan to utilize the restrooms at our truck shop located ½ mile away (24174 220th Street).

We visited with Iowa DNR Environmental Specialist Chris Gelner at the site, and have applied for both a Stormwater Discharge Permit and Air Quality Permit through the DNR. We have developed a Stormwater Pollution Prevention Plan (SWPPP) as well for the site.

We ask for your careful consideration in reviewing this application, and welcome any questions you may have. We look forward to your help in continuing to grow business in Jones County!



Overview



Legend

- Parcels**
-  Structures on Leased Land
-  Parcels
-  Cartography
-  Major Roads

Parcel ID	0118300006	Alternate ID	n/a	Owner Address	HOGAN, BENJAMIN J & HILARY A
Sec/Twp/Rng	18-86-04	Class	AD		24708 220TH ST
Property Address	24708 220TH ST	Acreage	8.13		MONTICELLO, IA 52310
	MONTICELLO				
District	CAGMO				
Brief Tax Description	18 86 04 PARCEL 2020-68 IN SE SW				
	<i>(Note: Not to be used on legal documents)</i>				

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY JONES COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.

Date created: 7/10/2024
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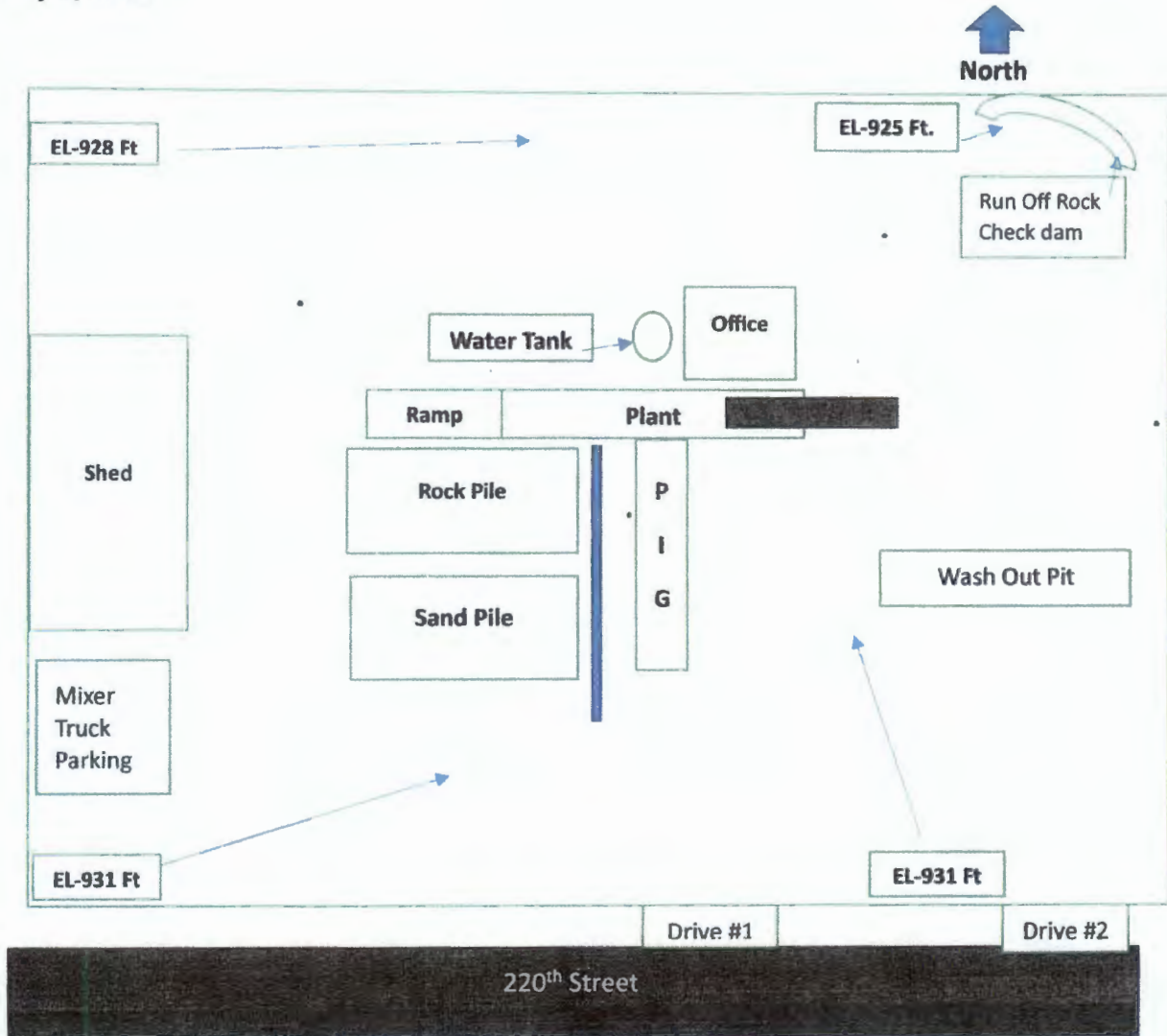
Developed by  **Schneider**
 GEOSPATIAL

Site Map



Stormwater Pollution Prevention Plan (SWPPP) Site Diagram

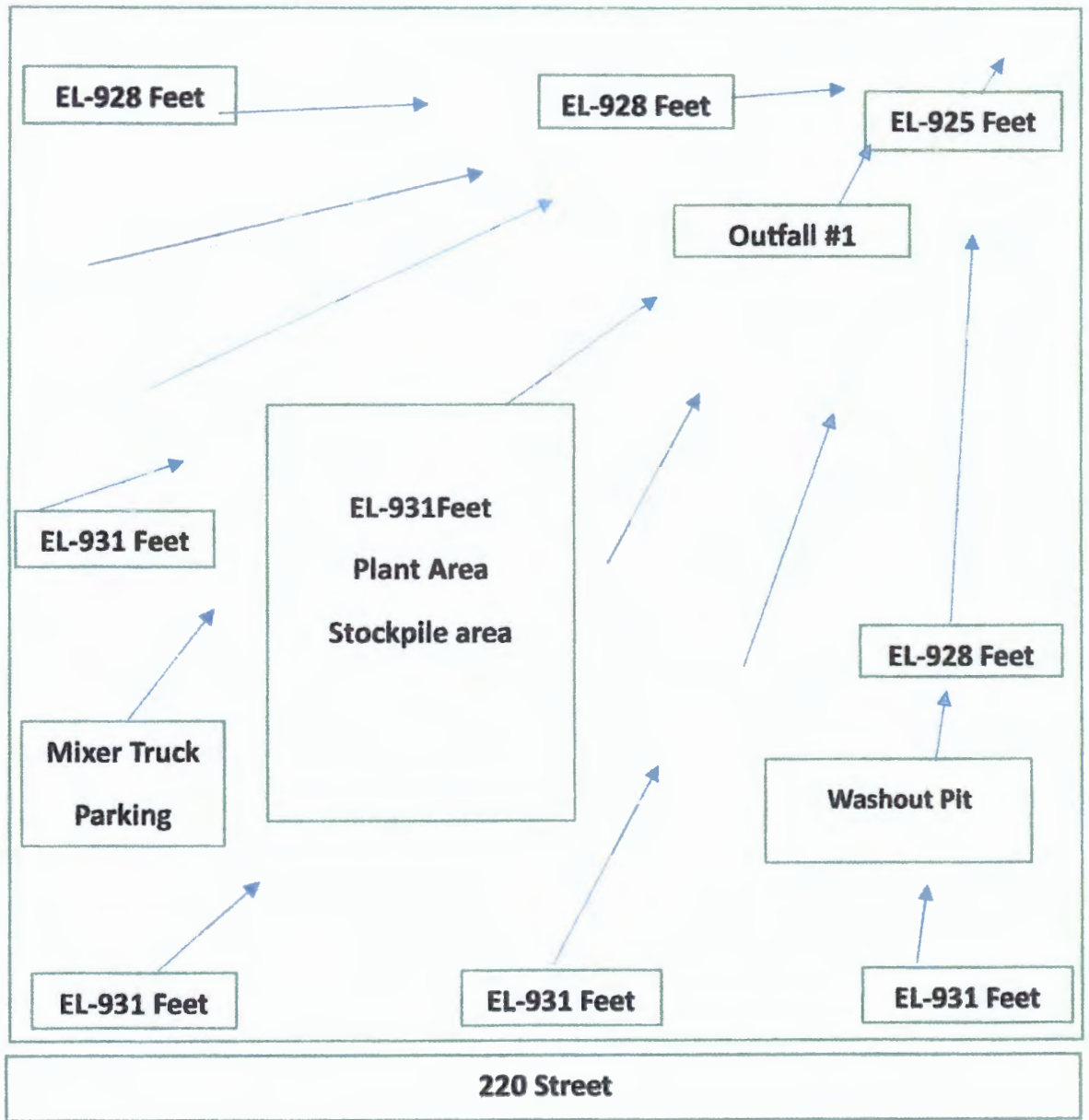
Castle Grove Ready Mix
Site Diagram
July 9, 2024



Note:

Not to scale

**Castle Grove Ready Mix
Topography/Run Off
July 5, 2024**



Notes:
Total Areas=2 Acres +/-
Not to Scale

Floodplain designation for ready mix plant

1 message

Brenda Leonard <brenda.leonard@jonescountyiowa.gov>
To: "castlegrovereadymix@gmail.com" <castlegrovereadymix@gmail.com>

Mon, Jul 8, 2024 at 7:41 AM



Good morning,

Above you will see where the floodplain is located on your property.

As long as the ready-mix plant is by the road you will not need to get a permit from my office.

Have a great day.

Brenda Leonard, IACEM
Jones Co Emergency Management
500 W. Main St. Courthouse
Anamosa, Iowa 52205

Work: 319-462-4386
Cell: 319-480-0617
Home: 563-488-2210
Email: ema@co.jones.ia.us
brenda.leonard@jonescountyiowa.gov

"It wasn't raining when Noah built the Ark" – Howard Ruff



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Noise Levels:

Table 2. Decibel ratings of common agricultural sounds.

Decibel	Sound
30	Crickets, distant frogs, whisper
40	Kitten meowing, songbirds, distant dog bark
50	Refrigerator running, babbling stream, quiet empty barn
60	Average conversation level
70	Chicken coop, busy restaurant. At this level, noise may begin to affect your hearing if exposed over a long period of time.
80	Tractor idling, barn cleaner, conveyors, elevators. These noises can damage hearing if exposed for more than eight continuous hours.
90	Tractor at 50 percent load, blower, compressor, combine. As noise levels increase, the "safe" exposure time decreases, damage can occur in less than eight hours.
100	Tractor at 80 percent load, pig squeal, power tools. Even two hours of exposure can be dangerous. With each 5-decibel increase, the "safe time" is cut in half.
120	Tractor at full load, bad muffler, old chain saw. The danger is immediate.
140	Gunshot, backfire, dynamite blast. Any length of exposure time is dangerous. At this level, the noise may actually cause pain in the ear.

Source: <https://nwdistrict.ifas.ufl.edu/phag/2018/01/26/farming-is-noisy-business-dont-let-it-steal-your-hearing/>

July 8, 2024

VIA EMAIL

CASTLE READY-MIX
24708 220th ST
MONTICELLO IA 52310

ATTN: Ben & Hillary Hogan, Owners – castlegrovereadymix@gmail.com

SUBJECT: Complaint # 33753

Please find enclosed a Report of Investigation prepared by Field Office 1 staff. This investigation was made in response to a complaint.

You must comply with the requirements listed in the conclusion of the report. No violations were observed during this investigation.

This notice does not preclude the DNR from pursuing additional enforcement action regarding these or any other violations.

If you have further questions about this report please contact this Field Office. The cooperation of Ben and Hillary Hogan during this investigation is appreciated.

Sincerely,
ENVIRONMENTAL SERVICES DIVISION

Chris Gelner
Environmental Specialist Senior

Enc.

c: Whitney Amos – landuse@jonescountyiowa.gov
e-file – 53 Monticello Castle Grove Ready Mix 070324 roi csg

IOWA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL SERVICES DIVISION Field Office 1 1101 Commercial Ct Ste 10, Manchester, Iowa 52057 Phone: (563) 927-2640 FAX: (563) 927-2075	
REPORT OF INVESTIGATION	
INVESTIGATION DATE: July 3, 2024	
TO:	Ben & Hillary Hogan 24708 220 th St Monticello, IA 52310
SUBJECT: Complaint # 33753	
PERSONS CONTACTED: Ben & Hillary Hogan – 641/895-7306, 319/480-1254, castlegrovereadymix@gmail.com	
AUTHENTICATION	
INSPECTOR:	Chris Gelner Digitally signed by Chris Gelner Date: 2024.07.08 09:26:31 -05'00' Chris Gelner, Environmental Specialist Senior
REVIEWER:	Michele Smith Digitally signed by Michele Smith Date: 2024.07.08 09:22:54 -05'00' Michele Smith, Environmental Specialist Senior

File Name: 53 Monticello Castle Grove Ready Mix 070324 roi csg

COMPLAINT 33753:

On July 2, 2024, Iowa DNR Field Office 1 (FO1) received a complaint alleging that Castle Grove Ready Mix was constructed without first obtaining proper permits.

OBSERVATIONS:

On July 3, 2024, I visited the address listed in the complaint to investigate the allegations. I met with Ben and Hillary Hogan, owners. I observed that a portable dry mix batching concrete plant has been constructed. The Hogans stated that the plant was originally planned to be used for personal use but they have now decided to offer concrete to customers under the business name of Castle Grove Ready Mix. The Hogans stated that they have not obtained any air quality or stormwater permits but are currently working with a consultant to help guide them through the process. We discussed the requirements with regard to air quality construction permits as well as stormwater General Permit 3. As a reminder, you may not commence operation of the facility until all required permitting is satisfied. Below is information regarding the requirements that we discussed.

STORMWATER:

Industrial and commercial activities that are classified as having "stormwater discharge associated with industrial activity" are required to obtain permit coverage. Concrete batch plants are covered under General Permit 3 - Stormwater Discharge Associated with Industrial Activity for Asphalt Plants, Concrete Batch Plants, Rock Crushing Plants, and Construction Sand and Gravel Facilities. More information about this permit can be found at <https://www.iowadnr.gov/Environmental-Protection/Water-Quality/NPDES-Storm-Water/Who-Must-Apply> and <https://www.iowadnr.gov/Environmental-Protection/Water-Quality/NPDES-Storm-Water/Permits-Guidance-Forms>. You may apply by using the online application located at <https://programs.iowadnr.gov/stormwater/pages/eApplIntro>. As a reminder, a Stormwater Pollution Prevention Plan (SWPPP) must be developed PRIOR to submitting a Notice of Intent for permit coverage.

Please submit a copy of the NPDES Permit Discharge Authorization to christopher.gelner@dnr.iowa.gov PRIOR to commencing operation.

AIR QUALITY:

A concrete batch facility must submit either a permit determination to determine if a permit is applicable or a construction permit application. A permit determination or permit application may be submitted by using the Iowa EASY Air online system located at <https://programs.iowadnr.gov/easyair/Public/GovEnt/Shared/Pages/Main/Login.aspx>. If you need assistance with Iowa Easy Air please contact easyair@dnr.iowa.gov or Kevin Connolly at 515/725-9569. Please submit a copy of the permit determination and/or a copy of a construction permit to christopher.gelner@dnr.iowa.gov PRIOR to commencing operation.

RESOURCE AVAILABLE:

You may qualify for assistance through the Iowa Waste Reduction Center's (IWRC) Iowa Air Emissions Assistance Program (IAEAP). Small businesses that are a minor air source having fewer than 100 employees may qualify for assistance in applying for permit coverage. IWRC also assists small businesses in developing and implementing a SWPPP. To request an on-site visit, contact the IWRC at 319/273-8905 or by visiting <https://iwrc.uni.edu/site-reviews>.

REQUIREMENTS:

- Obtain a General Permit 3 authorization prior to commencing operation. Submit documentation to christopher.gelner@dnr.iowa.gov.
- Obtain either a permit determination stating that no air quality construction permit is required **OR** a construction permit prior to commencing operation. Submit documentation to christopher.gelner@dnr.iowa.gov.

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JONES COUNTY LAND USE

June 27, 2024

Benjamin & Hilary Hogan
24708 220th St.
Monticello, IA 52310

To Whom it may concern,

We have been notified of a possible new business "Castle Grove Ready Mix" located at 24708 220th St., Monticello. This property is zoned as A1-Agricultural. According to Chapter 3 Jones County Zoning Ordinance a concrete ready-mix company is not permitted in the Agricultural zoning district.

Please contact the Land use office to inform us of your intentions and business plan. This may be something that would need a special permitted use or rezoning.

Please provide a response to this letter with the necessary information by July 18, 2024. I have attached the county ordinance for the Agricultural Zoning District for your convenience.

Feel free to contact me with questions.

Sincerely,

Whitney Amos
Land Use Administrator

- Section 1