

**JONES COUNTY
BOARD OF ADJUSTMENT**

AGENDA

**TUESDAY, AUGUST 18, 2026 4:00 p.m.
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:00 p.m.**
- Call meeting to order, approve agenda, and May 19, 2026 meeting minutes.

- Public hearing for property owners Stacie Wiley & Thomas Meis who have applied for a variance for parcel briefly described as Crow Creek Add Lot 10; Wapsipinicon Riv Access; & Parcel 94-71. More specifically, the proposal is to request a variance to Article V Section 3 Residential Zoning of the Jones County Zoning Ordinance, to allow 20 foot front yard setback instead of the required 30 foot setback, due to terrain and flooding.

- Action for property owners Stacie Wiley & Thomas Meis who have applied for a variance for parcel briefly described as Crow Creek Add Lot 10; Wapsipinicon Riv Access; & Parcel 94-71. More specifically, the proposal is to request a variance to Article V Section 3 Residential Zoning of the Jones County Zoning Ordinance, to allow 20 foot front yard setback instead of the required 30 foot setback, due to terrain and flooding.

- Public Hearing for property owner Rogers Rock & Sand Inc., and applicant River City Paving/Mathy Construction who have applied for a special use permit for parcel briefly described as parcel 94-14 in E 1/2 in section 15 of Fairview Township. More specifically the proposal is to establish a temporary asphalt plant according to Article VI Non-conforming Uses of the Jones County Zoning Ordinance.

- Action for property owner Rogers Rock & Sand Inc., and applicant River City Paving/Mathy Construction who have applied for a special use permit for parcel briefly described as parcel 94-14 in E 1/2 in section 15 of Fairview Township. More specifically the proposal is to establish a temporary asphalt plant according to Article VI Non-conforming Uses of the Jones County Zoning Ordinance.

- Next meeting, if needed is September 15, 2026. Application deadline is Wednesday August 26, 2026.
- Adjourn

Meeting Minutes

Members present:

John Hinz
Kathy McDonell
Sarah Tate
Roger Kistler
Stan Reiter

Members Absent:

Nathan Ward

Staff present:

Whitney Amos – Land Use Administrator

Visitors present:

Hinz called the meeting to order at 4:00 p.m.

Motion by McDonell was seconded by Reiter to approve the agenda. All Aye. Motion Carried.

Motion by Tate seconded by Kistler to approve the meeting minutes for the November 18, 2025 meeting.

Motion by McDonell seconded by Reiter to open the public hearing at 4:01 p.m. for applicant The Towers LLC and Verizon Wireless and Owners Ned & Cindy Rohwedder who have applied for a special permitted use for a parcel briefly described as NW SE EXC PARCEL 2022-67. More specifically, the proposal is to request the construction of a 255' Verizon communications tower according to Article XIV of the Jones County Zoning Ordinance.

Amos noted that the Board received the copies of the application, aerial map, and written report. Amos noted here were no comments received.

Ward stated that they were currently working with the Iowa DOT to get a driveway permit. He advised that if everything goes as planned that they would plan on building the tower after harvest so the current tenant farming the ground could get their crops out. The plan for this tower is to provide coverage in the area and south to Standwood.

Motion by Reiter seconded by Tate to close the public hearing at 4:18 p.m. All aye. Motion carried.

Motion by Tate seconded by McDonell to approve the special permitted use application upon FAA approval as presented for applicant The Towers LLC and Verizon Wireless and Owners Ned & Cindy Rohwedder who have applied for a special permitted use for a parcel briefly described as NW SE EXC PARCEL 2022-67. More specifically, the proposal is to request the construction of a 255' Verizon communications tower according to Article XIV of the Jones County Zoning Ordinance.

Roll call vote:

John Hinz- aye

Kathy McDonell- aye

Sarah Tate- aye

Roger Kistler- aye

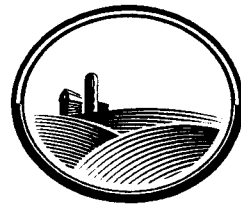
Stan Reiter- aye

All aye. Motion carried.

The next regular scheduled meeting is June 16, 2026, with the application deadline being Wednesday May 27, 2026.

Motion by Reiter seconded by Tate to adjourn at 4:27 p.m. All aye. Motion carried.

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
www.jonescountyiowa.gov



JONES COUNTY LAND USE

Written Report of the Jones County Land Use Administrator

Application from:	Owner Rogers Rock & Sand Inc. and applicant River City Paving/Mathy Construction
For property located at:	10225 Forest Chapel Rd., Anamosa
Brief legal description:	Parcel 94-14 in E 1/2
Parcel numbers:	09-15-476-001
Parcel size (current):	110.00 acres
Parcel size (proposed):	Approximately 28 acres
Proposal:	To build a temporary portable hot mix asphalt plant.
Current Zoning District:	R-Residential
Applicable Ordinance Provisions:	Article VI Non-Conforming Uses ▪ Section 2. Changes In Non-Conforming Use.
Date application received:	July 29, 2026
Applicable fee:	\$250 paid on July 29, 2026
Board of Adjustment meeting date:	August 18, 2026
Notice published: (Article XXI-Section 5)	Week of August 10, 2026 (7 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	August 3, 2026
Report mailed to Board of Adjustment: (Article XXI-Section 7)	August 12, 2026
Report mailed to Applicant: (Article XXI-Section 7)	August 12, 2026

Copy of application, letter from applicant, and plant layout design.

See page 2 and 3 for report.

Report of the Jones County Land Use Administrator

(Article XXV-Section 7)

Written Report Provided	Consultation by the following, if necessary (Article XXI-Section 7):
	Jones County Engineer – Derek Snead
Comments:	<i>I have reviewed the Special Permitted Use Application submitted by Rogers Rock & Sand Inc. and my comments are as follows:</i> <i>• 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.</i> <i>• 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> <i>• Control fugitive dust according to Chapter 2 of the Construction Manual.</i> <i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>I do not see any major concerns/impacts of the planned temporary asphalt plant at the proposed location. However, there are some fragile soils in this area on moderately steep slopes. Disturbance of the land cover in these areas could cause soil erosion, resulting in degraded lands. In addition, any runoff from heavy rain events during construction is likely to wash soil and other loose material into adjacent water bodies, impairing the water quality and degrading aquatic habitat. The Jones Soil & Water Conservation District advises putting a construction site erosion control plan in place prior to starting any land disturbing activity. The plan should include the installation of practices such as silt fence and mulching to prevent on-site soil erosion and address sediment leaving the property.</i>
	Jones County Environmental Health – Lisa Brogran
Comments:	<i>No comments from this department for this temporary asphalt plant</i>
	County Conservation Board – Brad Mormann
Comments:	<i>No comment from this department.</i>
	Flood Plain Manager-Brenda Leonard
Comments:	<i>Portions of the property located at 10225 Forest Chapel Road is in a floodplain. Landowner will need to follow the Jones County Floodplain Management Ordinance</i>
	911 Coordinator-Gary Schwab
Comments:	<i>In review of the above stated application the Jones County 911 office finds that there are no conflicts with Chapter 3, Uniform Rural Address System to Title IV Streets, Roads Public Ways and Transportation, Section 9.D, as part of the Jones County Code of Ordinances.</i>

<i>Land Use impacts are initially minimally apparent</i>	Impact which the application will have on the overall land use plan in Jones County (Article XXI-Section 7)
Comments: <i>Since an existing site at the quarry property will be utilized, there will be very little noticeable change to the existing landscape.</i>	
<i>Possible impacts to surrounding property.</i>	Impact which the application would have on surrounding property: (Article XXI-Section 7)
Comments: <i>Typical hours of production during construction are 6am-7pm, Monday through Saturday. Truck hauling is expected to increase approximately 250-350 vehicle trips per day on Forest Chapel Road. Hauling signs and speed limit signs will be installed and strictly enforced. Dust will be controlled using water trucks and chemical treatments when warranted. Noise produced at modern day asphalt plants is relatively low, with the most noticeable being backup alarms on equipment. Odor of freshly produced asphalt will be neutralized using chemical additives.</i>	

Potential outcomes of Special Permitted Use
<i>Approve the application in full</i>
<i>Approve the application with modifications</i>
<i>Deny the application</i>
<i>Table the application to a later date</i>

Further Reference to:

- Article XIX-Lighting Requirements
- Article XX-Sign Requirements
- Article XXII-Off-Street Parking

Comments: This will be a temporary plant being established in October 2026 through spring of 2027 at an existing quarry site. The biggest impact to surrounding property will be the additional traffic usage of Forest Chapel Rd. It does appear that part of the proposed area does abut to portions of three residential properties.

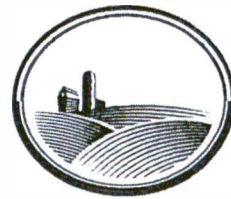


Jones County Land Use Administrator



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



Jones County Zoning

Special Permitted Use Application

For Office Use Only	
☐ Approved	☐ Denied
Date: _____	
Comments: _____	
_____ Signature of Jones County Land Use Administrator	

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$250.00 (non-refundable)** payable to Jones County, with the completed application

Date Application Filed: 7/29/20

Owner Information			
Name on property: Rogers Rock & Sand Inc			
Address to receive mail:	House Number & Street: 22802 County Rd E34		Apartment/Unit
	City: Anamosa	State: IA	Zip Code: 52205
Phone:		E-mail Address:	

Applicant Information			
Name: River City Paving/Mathy Construction (If different from above.)			
Address to receive mail:	House Number & Street: 920 10th Ave. North		Apartment/Unit
	City: Onalaska	State: WI	Zip Code: 54650
Phone:		E-mail Address:	

Parcel Information					
Township	Fairview, T84N	Section	15	Property Address	10225 Forest Chapel Rd., Anamosa, IA 52205
Zoning District:				County Parcel ID(s), if known: <u>0915476001</u>	

Additional information regarding the parcel(s), if any:

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 from the County Engineer, if any.

Attach a narrative providing the following information:

- 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 Board of Adjustment in considering the application.

☐ **A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.**

- ☐ Auxiliary dwelling units subject to Article XI.
- ☐ Bed and breakfast inns subject to Article VIII.
- ☐ Churches or other places of worship, including parish houses and Sunday school facilities.
- ☐ Commercial recreation uses subject to Article IX.
- ☐ Communication towers subject to Article XIV.
- ☐ Home-based Industries subject to Article VII.
- ☐ Kennels and Animal Shelter Requirements subject to Article XXI.
- ☐ Public and private stables.
- ☐ Quarry and Extraction Uses subject to Article X.
- ☐ Seasonal dwelling units subject to Article XI.
- ☐ Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- ☐ Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- ☐ Wineries and other Value Added Agricultural Products.
- ☐ Quarry and Extraction Uses subject to Article X.

☐ **R - Residential District Special Permitted Uses Article V – Section 3. D.**

- ☐ Animal shelters subject to Article XXI.
- ☐ Auxiliary dwelling units subject to Article XI.
- ☐ Bed and breakfast inns subject to Article VIII.
- ☐ Churches or other places of worship, including parish houses and Sunday school facilities.
- ☐ Home-based Industries subject to Article VII.
- ☐ Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- ☐ Schools (public and private), educational institutions, preschools, and day care facilities.
- ☐ Wind Energy Conversion System (WECS) – Small subject to Article XV.
- ☐ Non-Conforming Uses- Article VI

☐ **RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.**

- ☐ Home-based Industries subject to Article VII.

☐ **C1 - Commercial District Special Permitted Uses Article V – Section 5. D.**

- ☐ Bed and breakfast inns subject to Article VIII.
- ☐ Communication towers subject to Article XIV.
- ☐ Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- ☐ Wineries and other Value Added Agricultural Products.

☐ **C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.**

- ☐ Bed and breakfast inns subject to Article VIII.
- ☐ Communication towers subject to Article XIV.
- ☐ Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- ☐ Wineries and other Value Added Agricultural Products.
- ☐ Adult entertainment uses subject to Article XII.

☐ **I1 - Industry District Special Permitted Uses Article V – Section 7. D.**

- ☐ Adult entertainment uses subject to Article XII.
- ☐ Communication towers subject to Article XIV.
- ☐ Quarry and Extraction Uses subject to Article X.

☐ Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

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 contact Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

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.

Patrick Paulino

7/28/2026

Applicant Signature

Date

Jay Cress by Rogers Rock & Sand

7/28/2026

Owner Signature (if different than above)

Date

QUESTIONS

WHO TO CONTACT

Flood Plain Determination	Flood Plain Coordinator 319-462-4386 – Brenda Leonard
Access Permit for Drive	County Engineer 319-462-3785 – Derek Snead
911 Address	911 Coordinator 319-462-2735 – Gary Schwab 9-1 Mon - Wed
Well and Septic	Environmental Services 319-462-4715 – Paula Hart
Electrical Permits/Inspections	https://iowaelectrical.gov/ – Jay Cress 563-451-3710



MATHY CONSTRUCTION CO.

GENERAL CONTRACTOR • ONALASKA, WI

Special Permitted Use Narrative for Relocation of Temporary Portable Asphalt Plant

Mathy Construction Company is requesting permission to relocate a temporary portable hot mix asphalt plant to the Rogers Rock & Sand site located in Jones County. The existing site address is 10225 Forest Chapel Rd, Anamosa, IA. The primary purpose is to produce hot mix asphalt for surrounding area infrastructure projects. This work is anticipated to occur October 2026 through spring of 2027. Attached is a typical plant layout diagram, and aerial map noting the intended plant location within the area in red. The total affected area, including aggregate storage, will be about 4 acres. All Mathy plants have proper Iowa DNR air and stormwater permits.

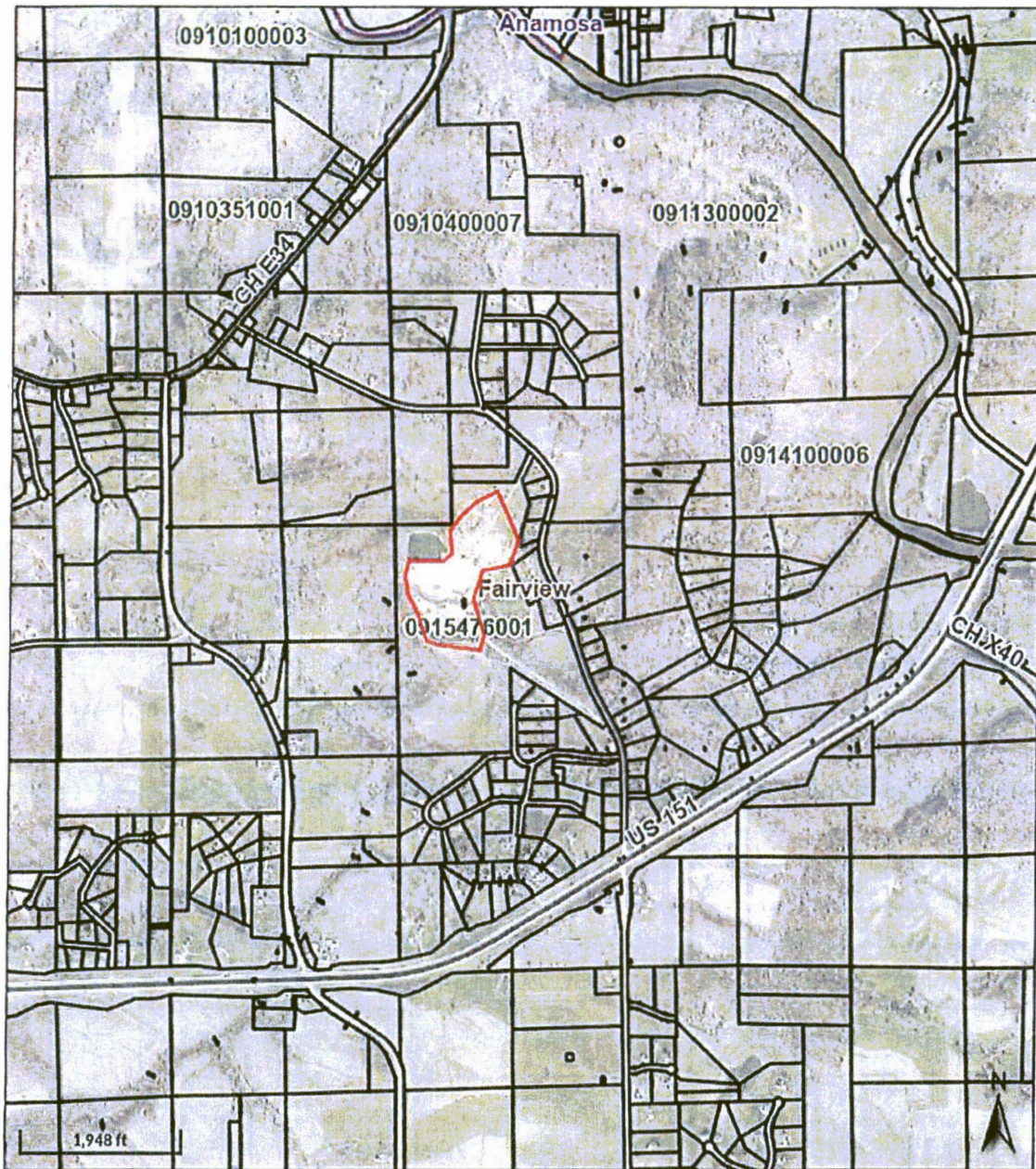
Typical hours of production during construction are 6 AM to 7 PM, Monday through Saturday. Truck hauling is expected to increase approximately 250-350 vehicle trips per day on Forest Chapel Road. Hauling signs and speed limit signs will be installed and strictly enforced. Dust will be controlled using water trucks and chemical treatments when warranted. Noise produced at modern day asphalt plants is relatively low, with the most noticeable being backup alarms on equipment. Odor of freshly produced asphalt will be neutralized using chemical additives.

Since an existing site at the quarry property will be utilized, there will be very little noticeable change to the existing landscape.

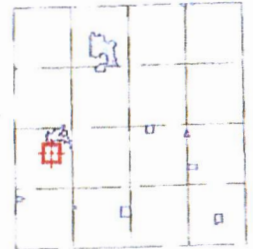
Portable sanitary facilities and dumpsters for solid waste disposal will be present at the plant. Both will be serviced as needed for the duration of the project.



Jones County, IA



Overview



Legend

- Corporate Limits
- Political Townships
- Parcels
- Cartography
- Major Roads

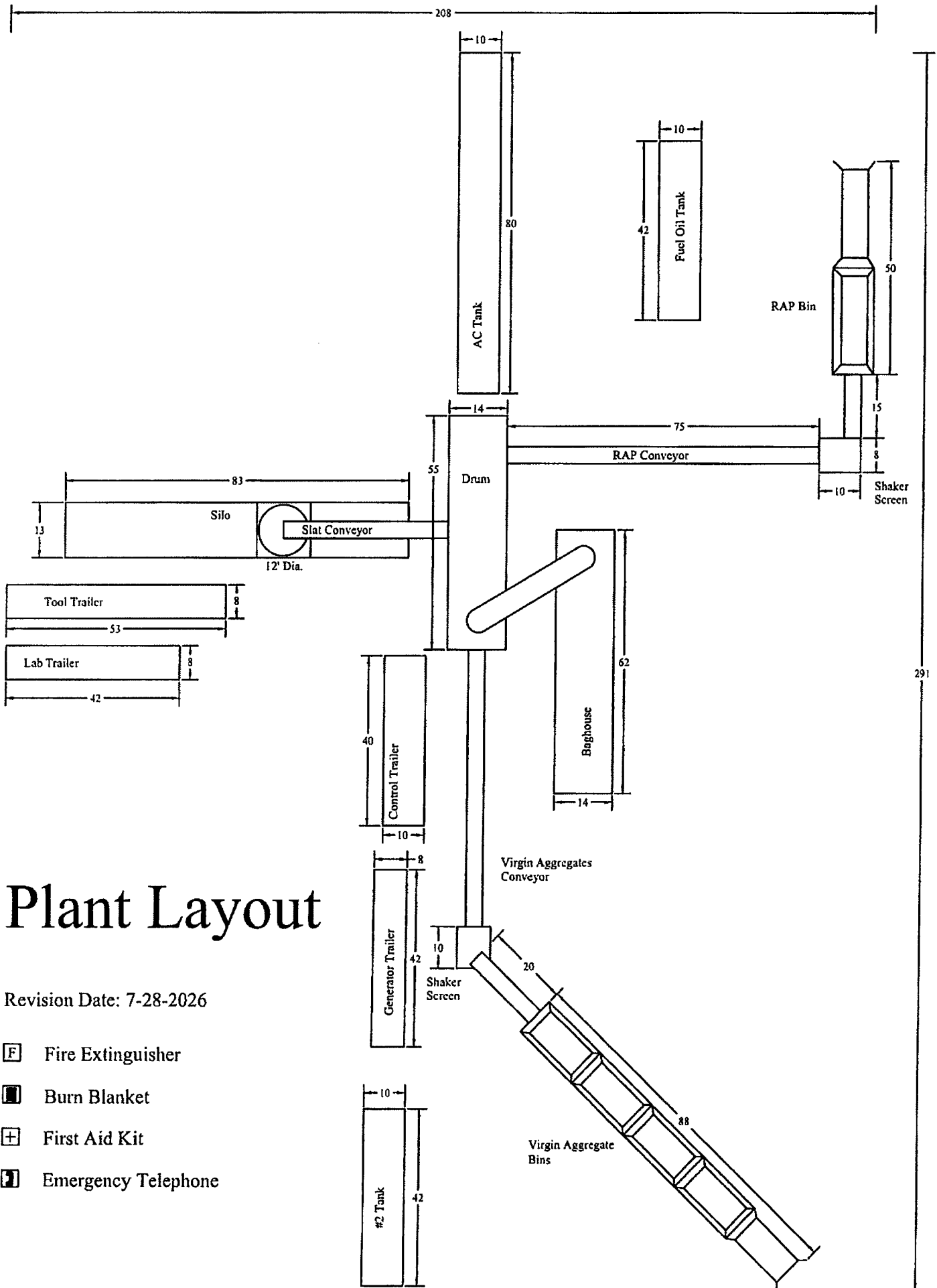
Asphalt Plant Location
in the RED area.

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.

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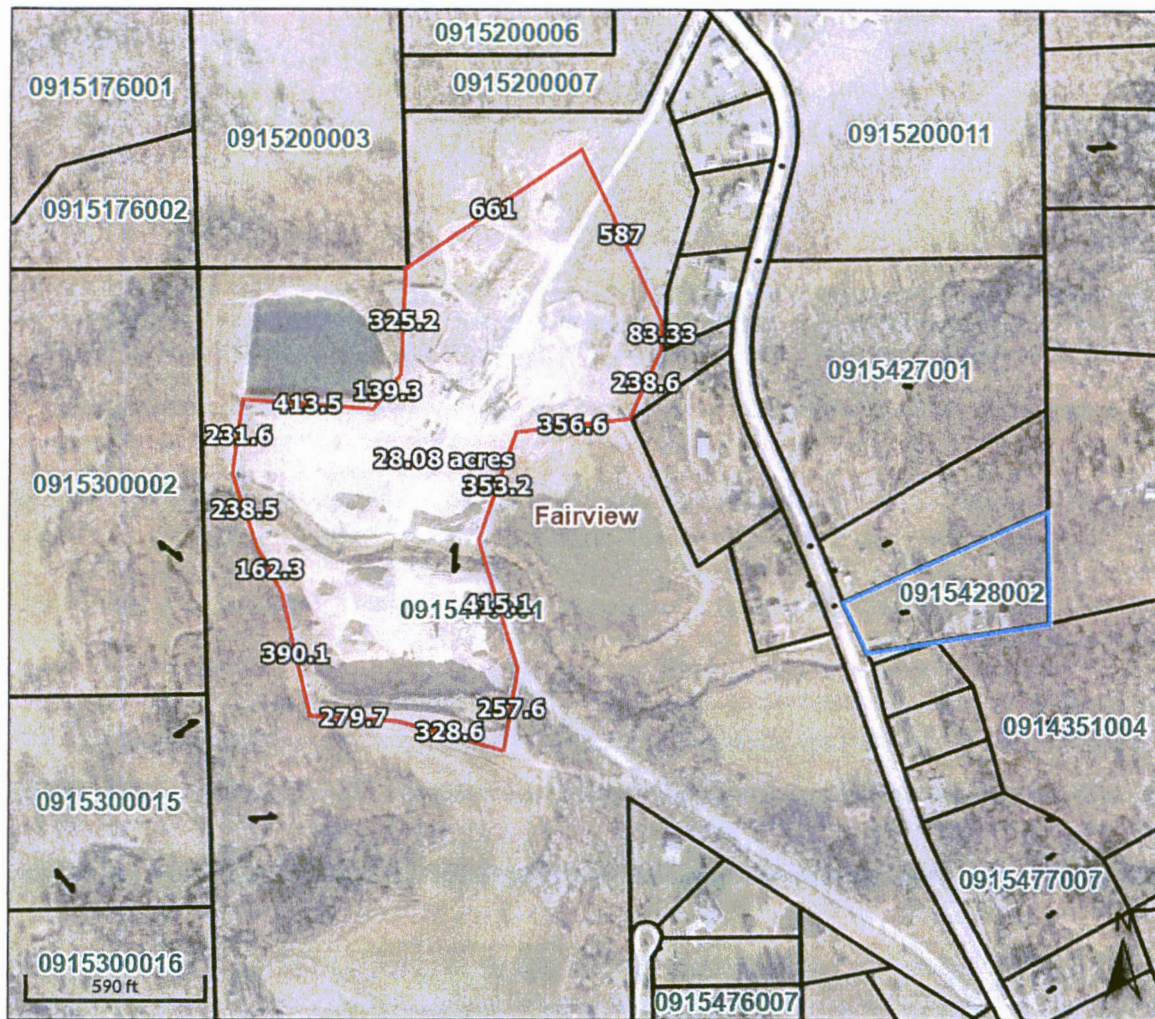
Plant Layout

Revision Date: 7-28-2026

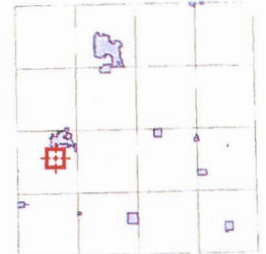
- ☐ Fire Extinguisher
- ☐ Burn Blanket
- ☐ First Aid Kit
- ☐ Emergency Telephone



Jones County, IA



Overview



Legend

- Corporate Limits
- Political Townships
- Parcels
- Cartography
- Major Roads

Parcel ID	0915428002	Alternate ID	016200	Owner Address	CARLSON, GARY D & BARBARA A
Sec/Twp/Rng	n/a	Class	R		10268 FOREST CHAPEL RD
Property Address	10268 FOREST CHAPEL RD	Acreage	4.02		ANAMOSA, IA 52205
	ANAMOSA				
District	FAVAN				
Brief Tax Description	15 84 4 TR LY E OF RD NE SE				
	(Note: Not to be used on legal documents)				

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: 8/10/2026

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Developed by SCHNEIDER
GEOSPATIAL

Google Maps

Plant Site



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 200 ft



DEPARTMENT OF NATURAL RESOURCES
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
NOTICE OF GENERAL PERMIT COVERAGE UNDER
GENERAL PERMIT NO. 3

**STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR
ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND
CONSTRUCTION SAND AND GRAVEL FACILITIES**

This notice of general permit coverage for a storm water discharge associated with construction activity is issued pursuant to the authority of section 402 (b) of the Clean Water Act (U.S.C. 1342(b)), Iowa Code 455B.174, and subrule 567--64.4(2), Iowa Administrative Code. A Notice of Intent has been filed with the Iowa Department of Natural Resources that this storm water discharge complies with the terms and conditions of NPDES General Permit No. 3. Authorization is hereby issued to discharge storm water associated with industrial activity as defined in Part VIII of the Iowa Department of Natural Resources NPDES General Permit No. 3 in accordance with the terms and conditions set forth in the permit.

Owner:

**RIVER CITY PAVING
920 10TH AVE. N., PO BOX 189
ONALASKA WI 54650**

Contact:

**PATRICK PAULINO
RIVER CITY PAVING
920 10TH AVE. N., PO BOX 189
ONALASKA WI 54650**

Permit Coverage Issued To:

**PORTABLE ASPHALT PLANT 47
1565 LARRABEE AVE.
in TRIPOLI, BREMER COUNTY
located at**

1/4 Section	Section	Township	Range
NE	32	89	2E
	For additional location data, please refer to	the storm water database.	

Coverage Provided Through:**4/16/2027****NPDES Permit Discharge Authorization Number:****32651 - 32358****Discharge Authorization Date:****4/16/2018****Project Description: PORTABLE ASPHALT PLANT**



March 7, 2024

PATRICK PAULINO
RIVER CITY PAVING
920 10TH AVE. N., PO BOX 189
ONALASKA, WI 54650

Re: Acknowledgement of Receipt of Permit Renewal Fee Payment
DNR Authorization Number: IA - 32651 - 32358
Facility Name and Location: PORTABLE ASPHALT PLANT 47 TRIPOLI, IA

Enclosed you will find a revised discharge authorization sheet for your storm water NPDES General Permit. The storm water discharge covered under the general permit has been authorized for additional year(s). The revised date is shown on the lower portion of the authorization sheet following the phrase 'Coverage Provided Through.'

If you have questions, please call me at 515-204-9234 or email at Mark.Lasnek@dnr.iowa.gov.

Mark Lasnek
NPDES Section

Enclosure: Permit Authorization Sheet

File No. CON 11 - 34 -- 32651
IDNR Field Office # 1

July 7, 2025

VIA EMAIL

Patrick Paulino
RIVER CITY PAVING
920 10th Ave. North
Onalaska, WI 54650

Re: Plant Number PP-89-000; Project Number 25-140; Issuance of Construction Permits.

Dear Mr. Paulino:

The Department has completed a review of the air construction permit application submitted on May 12, 2025 and a determination has been made that the following permit shall be issued:

Table 1 - List of Issued Permits

Emission Unit Description (EU ID)	EP ID	Control Equipment Description (CE ID)	Stack Testing	Permit Number
Portable Hot Mix Asphalt Plant #47 (EU-PP47-001)	EP-PP47-001	Baghouse, AP-47 CE-1	No	17-A-484-S2

This project was for updating the stack exhaust flow rate in response to 2024 stack test results. The project also included updating SO2 emission limits and updating Condition 5 in response to current air dispersion model results.

Your attention is directed toward the permit conditions within the permit(s) especially Condition 1 (Emission Limits), Condition 2 (Compliance Demonstration), and Condition 5 (Operating Requirements with Associated Recordkeeping and Monitoring). Based upon the submitted application(s) the Department has made the following determinations:

- 1) This facility is subject to Subpart I (Standards of Performance for Hot Mix Asphalt Facilities) of the New Source Performance Standards (NSPS).
- 2) This emission unit is not subject to any National Emission Standards for Hazardous Air Pollutants (NESHAP) subpart because there are no applicable subparts at this time.
- 3) This facility is not one of the 28 listed Prevention of Significant Deterioration (PSD) source categories. Therefore, the major source threshold is 250 tons per year (tpy) for New Source Review (NSR) regulated pollutants. Since the potential emissions of the facility are under the major source threshold, it is considered a minor stationary source for PSD purposes. This project is a minor modification to a minor stationary source.

Patrick Paulino
RIVER CITY PAVING - PP-89-000
Project Number 25-140
July 7, 2025

- 4) This facility is a minor stationary source for the Title V Operating Permit program because the potential emissions of this plant are below the Title V applicability thresholds (100 tpy for criteria pollutants, 10 tpy of individual HAP, and 25 tpy of total HAP). If you have any questions about this program please contact Chris Kjellmark at (515) 725-9537 or Jeremy Arndt at (515) 725-9511.
- 5) If biodiesel fuel is used as fuel for the dryer, then the facility is required to perform a compliance test for NOx. However, other potential initial compliance tests are waived for this project. The Department maintains the right to require testing of any source of emissions in the future if needed [567 IAC 21.10(7)].

In accordance with 561 IAC 7.4(1), the owner or operator shall file any written notice of appeal within 60 days of receipt of the issued permit(s). The written notice of appeal shall be filed with the Director of the Department with a copy to the Legal Services Bureau Chief at the following addresses:

Director
Iowa Department of Natural Resources
6200 Park Ave
Suite 200
Des Moines, IA 50321

Bureau Chief
Legal Services Bureau
Iowa Department of Natural Resources
6200 Park Ave
Suite 200
Des Moines, IA 50321

In addition to the permit(s) you will find a list of definitions and acronyms included with this letter. When requesting a modification to any air quality construction permit, use the permit number and your plant number for identification. For future reference a status report of all construction permit applications submitted to the Department is available at www.iowadnr.gov/airpermitsearch. Additional Iowa EASY Air information can be found at www.iowadnr.gov/eAirServices.

For more information on the Air Quality program please see visit our website at www.iowacleanair.gov. If you have any general air quality construction permitting questions please call 1-877-AIR-IOWA. If you have any questions about these permits, feel free to contact Jasmine Bootman by phone at (515) 414-9780 or by email at jasmine.bootman@dnr.iowa.gov.

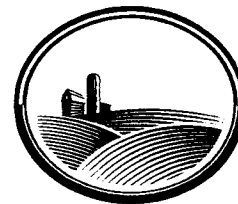
Sincerely,



Karen Kuhn
Environmental Engineer Senior
Air Quality Bureau, IDNR

Enc.

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@co.jones.ia.us
<http://www.jonescountyiowa.org>



JONES COUNTY LAND USE

Written Report of the Jones County Land Use Administrator

Application from:	Stacie Wiley & Thomas Meis
For property located:	24838 127 th St., Anamosa
Brief legal description:	Crow Creek Add Lot 10; Wapsipinicon Riv Access; Parcel 94-71
Parcel number:	09-06-102-019
Parcel size:	2.28 acres
Proposal:	To allow an accessory building to have a reduced setback of 20' from the property line along a long 127 th St.
Current Zoning District:	R-Residential
Applicable Ordinance Provisions:	Article V. Zoning Districts ▪ Section 3. R-Residential ○ C. Permitted Accessory Uses ○ E. District Regulations ▪ Article XIII – Accessory Building and Use Requirements
Date application received:	July 28, 2026
Applicable fee:	\$250 paid on July 28, 2026
Notice published: (Article XXI-Section 5)	Week of July 10, 2026 (7 days notice provided; 7-20 days required)
Adjacent property owners notified by certified mail: (Article XXI-Section 5)	August 3, 2026
Report mailed to Board of Adjustment: (Article XXI-Section 7)	July 12, 2026
Report mailed to Applicant: (Article XXI-Section 7)	July 12, 2026

Copy of application, aerial maps, and letters.

See pages 2, 3, and 4 for report.

Report of the Jones County Land Use Administrator

(Article XXI-Section 7)

	Jones County Engineer – Derek Snead
Comments:	<i>This property is adjacent to a private lane and not a Jones County secondary road. The Roads Department does not have any issues with what the applicant has proposed.</i>
	Jones County District Soil Conservationist – Addie Manternach
Comments:	<i>After reviewing this Variance application, I do not see any major concerns/impacts of the setback of the front yard property line with regard to impacts on natural resources. From the point of view of the Jones Soil & Water Conservation District, the expansion should have no significant negative effects on the soil and water resources of this area. However, if there will be any land disturbing activities as part of this proposed project, the landowner is advised to take precautions to control soil erosion and sediment runoff from the construction site. During any construction where earthmoving occurs or existing land cover is disturbed, there is the potential for increased soil erosion from wind and rain. Runoff from heavy rain events during construction is likely to wash soil and other loose material into nearby water bodies, impairing the water quality and degrading aquatic habitat. The Jones Soil & Water Conservation District advises putting a construction site erosion control plan in place prior to starting any land disturbing activity. The plan should include the installation of practices such as silt fence and mulching to prevent on-site soil erosion and address sediment leaving the property.</i>
	Jones County Sanitarian – Lisa Brogran
Comments:	<i>Did not see that they would be using water in the proposal/sketch, but if they intend to use water in the pole building, i.e. a sink or bathroom, they will need to apply for a septic permit through Jones County Environmental to connect to existing system.</i>
	Flood Plain Manager – Brenda Leonard
Comments:	<i>A large portion of the property located at 24838 127th St Anamosa is currently in the floodplain. There is not a map showing placement of the new building on the property in correlation to the floodplain. The landowner will need to follow the Jones County Floodplain Management Ordinance (attached) and if a permit is needed I have also attached the application.</i>
	Jones County Conservation Board - Brad Mormann
Comments:	<i>No comments received.</i>
	911 Coordinator – Gary Schwab
Comments:	<i>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>

Variance Qualification Factors (Article XX-Section 5.c)	
	Said variance is not contrary to the public interest.
	Said variance is not contrary to existing County and State regulations governing septic and well systems.
	Said variance allows for an adequate distance of separation between structures on the lot and between structures on adjoining lots.
	Special conditions exist so that a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.
	The spirit of this Ordinance is observed and substantial justice is done.

Variance Checklist	
	The site cannot yield a reasonable return if used only as zoned. Deprived of all beneficial use of land.
	The hardship is due to unique circumstances.
	The problem is not created by the Applicant's own actions.
	The proposal will not substantially alter the character of the locality. (size of parcel, character, intensity of use, height, etc.)
	Approval best serves the interests of justice.

Other Considerations	
	Compatible with goals of the Comprehensive Plan.
	Will not interfere with area farm operations.
	Will not impair the light, water or air quality of the area.
	Will not increase exposure to hazards of fire, floods, or other dangerous or unhealthy conditions in the area.

	Impact which the application will have on the overall land use plan in Jones County (Article XXI-Section 7)
Comments: <i>The 2023 Comprehensive Plan describes the tools that manage land use such as the zoning and subdivision ordinance. The setback regulations are set forth within the zoning ordinance and are not specifically mentioned within the 2023 Comprehensive Plan.</i>	
	Impact which the application would have on surrounding property: (Article XXI-Section 7)
Comments: <i>There are generally residential properties in this area. The property is limited by the flood plain and bluff. In addition, they are limited due to the placement of the property owners well lines that are 60 ft from the front yard property line. It appears most of the properties in this subdivision are non-conforming and do not meet the front yard setbacks due to the terrain, and flood plain.</i>	

Review by the Board of Adjustment (Article XXI Section 8.) Options to the Board of Adjustment:
☐ <i>Approve the application in full.</i>
☐ <i>Approve the application subject to modifications or conditions.</i>
☐ <i>Table the application and to request review by the Board of Supervisors.</i>
☐ <i>Deny the application (provide reasoning for denial).</i>

Comments: This property is limited for residential purposes due to the flood plain and bluff. On May 19, 2020, the Jones County Engineer presented an application to the Board of Supervisors for a variance to the Jones County Secondary Road Setback Ordinance for approval of a 40' x 100' storage shed. It was approved due to the limited space to construct the building between Shaw Rd. and the creek running along the back side of the proposed construction site creating a substantial hardship for the property owner to construct the storage shed outside of the setback area without approval of the variance. According to the application, the request is to allow a 20' setback instead of 30' from the county road right of way. Generally, front yard setbacks within the Residential District are 30' which matches the Jones County Secondary Road Setback Ordinance. According to Article XIII Accessory Building and Use Requirements, accessory buildings are incidental to the principal use and not be located in any front yard. In addition on July 14, 2020 the Board of Adjustment granted a variance for this same property on Shaw Rd.

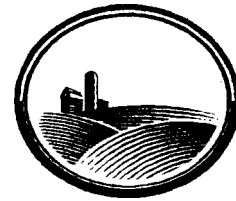
Residential storage setbacks have a side yard of 10' and rear yard of 15'.

The proposed building is substantially smaller than the approved building in 2020 meeting the same set back of 20 feet.


Whitney Amos
Jones County Land Use Administrator

Date 8/11/26

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 Zoning

Variance Application

For Office Use Only

☐ Approved

☐ Denied

Date: _____

Comments: _____

Signature of Jones County Land Use Administrator

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$250.00 (non-refundable)** payable to Jones County, with the completed application

Date Application Filed: 7/28/20

Owner Information

Name on property: Wiley, Stacie & Meis, Thomas

Address to receive mail:	House Number & Street: <u>24838-127th St</u>		Apartment/Unit
	City: <u>Anamosa</u>	State: <u>IA</u>	Zip Code: <u>52205</u>
Phone: <u>XXXXXXXXXXXX</u>	E-mail Address: <u>XXXXXXXXXXXX</u>		

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	<u>84</u>	Section	<u>06</u>	Property Address	<u>24838-127th St</u>
Zoning District: <u>Fawn-Fairview TWP</u>				County Parcel ID, if known: <u>0906102019</u>	

Please attach the following to this application:

1. A description of the nature of the proposal.
2. A legal description of the real estate upon which the proposed use will be located.
3. A statement of the intended use.
4. A "sketch" map or aerial photo of the proposed site development noting the proposed parcel lines and building locations.
5. The disruption expected to be incurred on the area's present setting.
6. Methods to be implemented to lessen the severity of the said disruption.

VARIANCE

The five-member Board of Adjustment appointed by the County Board of Supervisors decides variances to the county's zoning ordinance. The decisions of the Board of Adjustment must comply with the provisions of the county ordinance as it is written. The Board of Adjustment's duty is not to compromise for a property owner's convenience but rather to apply appropriate legal standards to a specific fact situation. A variance may only be granted if the landowner proves that an unnecessary hardship will result if the zoning regulations are enforced as stated in the ordinance. Variances are intended to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

You will have an opportunity to present information to the Board of Adjustment regarding your request for a variance. To maintain impartiality and avoid a possible conflict of interest, do not speak to any member of the Board of Adjustment about your application except at the hearing. Do not direct any written communication about your application to a member of the Board of Adjustment unless you also file a copy with the Land Use Office. Your failure to observe these rules may invalidate your application.

Any landowner, or other person, aggrieved by a decision rendered under the Jones County Zoning Ordinance by the Board of Adjustment may file a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

A variance is requested because of the following reason:

- ☐ Proposal does not qualify as a Permitted Use in the zoning district in which it is located.
- ☐ Proposal does not qualify as a Special Permitted Use in the zoning district in which it is located.
- ☒ Proposal does not meet the lot area, or setback requirements, in the zoning district in which it is located.
- ☐ Other _____

Would this proposal qualify as a permitted or special permitted use if the property were located in a different zoning district?
Example: If your proposal is not permitted in the existing agricultural zoning district, it might be a permitted use in the residential zoning district.

- ☐ Yes If so, in which zoning district would your proposal qualify as a permitted, or special permitted use? _____
- ☒ No _____

I believe the Jones County Board of Adjustment should grant a variance for this proposal, and that the proposal qualifies for a variance because of the unnecessary hardship imposed by the requirements of the Jones County Zoning Ordinance, as noted below:

- ☐ 1. Reasonable Return – The land in question cannot yield a reasonable return if it is used only for a purpose allowed in the zoning district in which it is located. Lack of a "reasonable return" may be shown by proof that the owner has been deprived of all beneficial use of his land. All beneficial use is said to have been lost when the land is not suitable for any use permitted by the zoning ordinance in zoning district in which it is located.
- ☐ 2. Unique Circumstances – The plight of the owner is due to unique circumstances and not the general conditions in the neighborhood. Problems common to several properties do not constitute "unique circumstances" (i.e. severe slope affecting numerous neighboring properties).
- ☐ 3. Self-created – An unnecessary hardship must not have been self-created. When property is purchased, the new owner assumes any liability created by the previous landowner.
- ☒ 4. Essential character – Use to be authorized by the variance will not alter the essential character of the locality. The Board of Adjustment cannot grant a variance if the proposed use will have detrimental effects on surrounding properties.

The Jones County Zoning Ordinance is available on-line at [www.jonescountyiowa.gov/land use](http://www.jonescountyiowa.gov/land_use).

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


Applicant Signature

7/28/2016
Date

Owner Signature (if different than above)

Date

Variance Application

Wiley, Stacie & Meis, Thomas
24838 127th Street
Anamosa, Iowa 52205

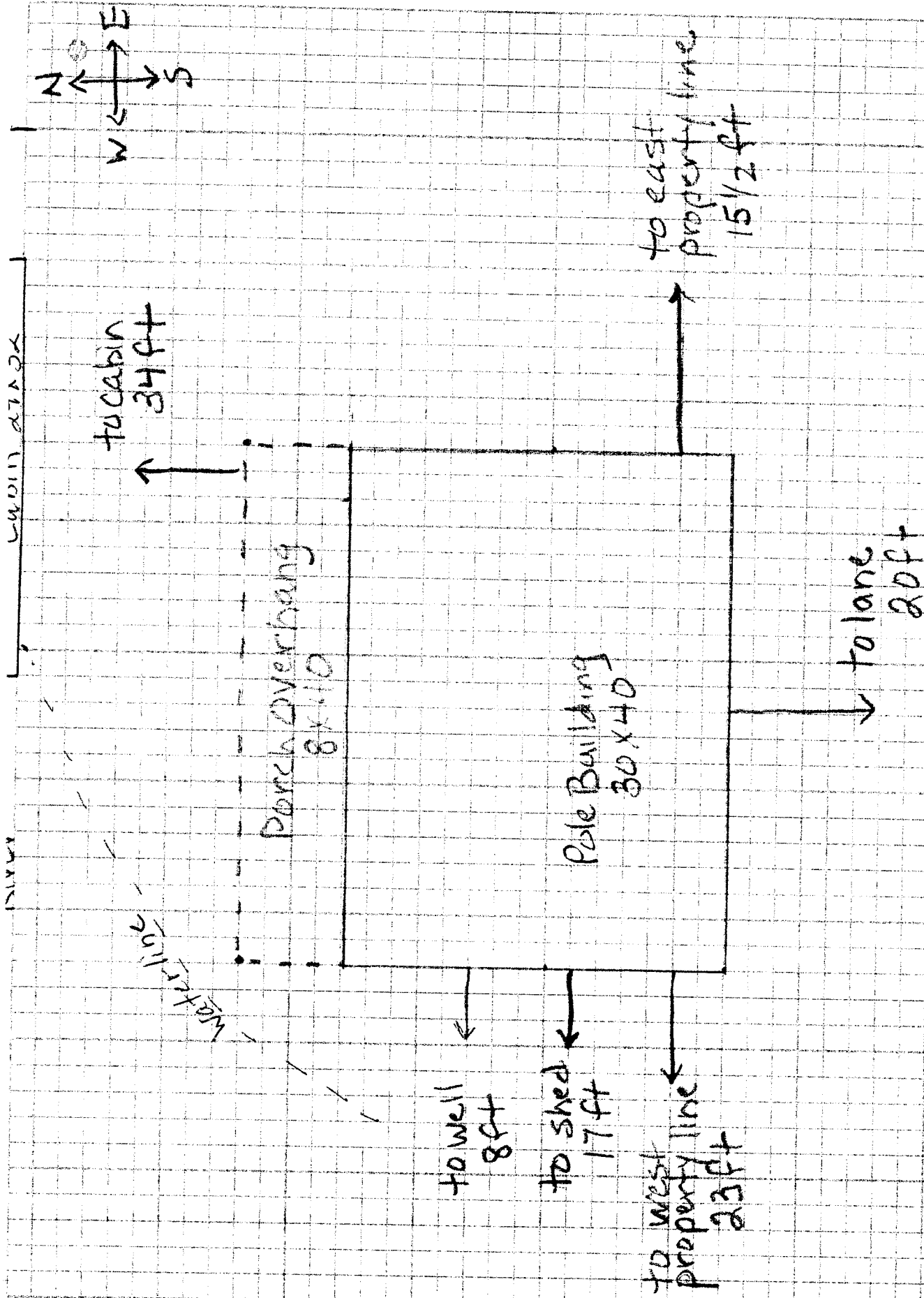
1. Building a 30 ft by 40 ft pole building
2. Parcel ID: 0906102019
Sec/Twp/Rng 06-84-04
Crow Creek Add Lot 10 Parcel 94-71
3. This building will be used as a garage, shop, and storage.
4. Sketch included on separate page.
5. Minor disruption will occur for site preparation and building. Timeframe should be less than 10 business days.
6. Work will occur during normal business hours.

Additional notes:

- This property is on a private lane that is not maintained by Jones County.
- Of the 17 properties on 127th Street, 12 do not meet the 30 foot setback.
- The lane curves in front of our property so line of sight would be preserved from both directions.
- The water line from the well crosses the property approximately 60 feet from the road.





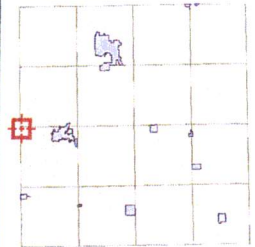




Jones County, IA



Overview



Legend

- Parcels
- Cartography
- Major Roads

Parcel ID	0906102019	Alternate ID	n/a	Owner Address	WILEY, STACIE & MEIS, THOMAS
Sec/Twp/Rng	06-84-04	Class	R		24838 127TH ST
Property Address		Acreage	2.28		ANAMOSA, IA 52205
District	FAVAN				
Brief Tax Description	06 84 04 CROW CREEK ADD LOT 10; WAPSIPINICON RIV ACCESS; & PARCEL 94-71 (Note: Not to be used on legal documents)				

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: 7/21/2026

Last Data Uploaded: 7/20/2026 5:51:23 PM

Developed by SCHNEIDER
GEOSPATIAL

Stacie

XXXXXXXXXXXXXX
XXXXXXXXXXXXXX

want to build pole building but only be 20ft from front property line. If go back further will be in flood zone.