

**MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING April 21, 2025**

On Monday, April 21, 2025, the Monona County Board of Adjustment held a public hearing. Those present by roll call were Marv Hausman, Wray Wright, Lois Wilson and Sandy Bubke. Absent: Nancy McGrain and Angela Lyons. Guests: Frank Huseman, NEW Cooperative Inc.

The Board of Adjustment meeting was called to order by Marv Hausman at 10:00 a.m. Marv opened the public hearing for the following special use permit request made by NEW Cooperative Inc.

A Special Use Permit Application has been submitted for NEW Cooperative, Inc. on behalf of Frank Hussman. The application is to place a new 45,000-gallon Anhydrous Ammonia storage tank at the Ute and Mapleton facilities. This is a permitted use according to Monona County Zoning Regulations, Chapter 100, Section 100.15 Principal Permitted Uses, Storage and pumping of anhydrous ammonia in the Agribusiness District (A-2).

Sandy informed the board that she did not receive any comments or concerns about the SUP request. Sandy misspelled Frank's name on the public hearing notice, the public hearing notice was published with the correct legal and business name.

Marv asked Frank to present to the board the reason for the special use permit application. According to the Iowa Department of Agriculture and Land Stewardship (IDALS), NEW Cooperative needs to have local jurisdiction approval to place the tanks. In Monona County, a Special Use Permit is required to install the tanks. Frank discussed and handed out a plan for the tanks at the Ute and Mapleton facilities. IDALS will do all of the required inspections and will make sure NEW Cooperative stays in compliance.

At the Ute facility, because the cemetery is located across the highway from the tank location, certain precautions need to be in place. Because it is considered a gathering place of 10 or more people during a funeral, there needs to be a 3-way valve placed on the new tank. The new tank can't be connected to the other existing tanks. The required setback for the tank to the cemetery is 450 feet. According to NEW Cooperative map, the tank will be 475 feet.

With no other discussion, Marv closed the public hearing at 10:10 a.m.

Marv called for a motion. Lois made a motion to approve the Special Use Permits for the new Anhydrous Ammonia (NH₃) tanks at the Ute and Mapleton facilities for NEW Cooperative, seconded by Wray, roll call vote:

Marv – Yes
Wray – Yes
Lois - Yes

Motion carried to approve the special use permits for NEW Cooperative. Sandy will prepare a letter and resolution and call Marv to come and sign it. Sandy will meet with the Board of Supervisors on Tuesday, April 22, 2025, to let them know the Board of Adjustment decision.

The meeting was audio recorded.

Respectfully submitted,

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment