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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

To and From  
**Office of Planning and Zoning**

Ryan Hobart, Administrator

### Conditional Use Permit

**PERMIT NO: 18-23**

**DATE: December 7, 2023**

After a properly held Public Hearing on November 7, 2023, the Madison County Board of Adjustment hereby denies the request for a Conditional Use Permit to Craig Kimble on behalf of MidAmerican Energy Company to allow for the construction of an electric switching station/substation.

The following described real estate is that of which is involved:

*Parcel "C" in the West 820.00 feet of the N ½ of the SW ¼ of Section 10, T-77N, R-28W of the 5<sup>th</sup> P.M., Madison County, Iowa, More particularly described as: Beginning at the W ¼ corner of said Section 10; thence S89°09'56"E, 820.09 feet along the North line of the SW ¼ of said Section 10 to a point; thence S00°00'00"W, 1317.28 feet to a point on the South Line of Said N ½, SW ¼; thence N89°04'34"W, 820.11 feet along the said South Line to the SW corner of said N ½, SW ¼; thence N00°00'00"E 1315.99 feet along the West line of said Section 10 to the point of beginning. Said parcel contains 24.79 acres, more or less, which includes 0.30 acres, more or less, of existing road right-of-way.*

This Conditional Use Permit was denied under the provisions specified in the Zoning Ordinance for the Unincorporated Area of Madison County, Iowa.

Ryan/Hobart, Zoning Administrator  
Secretary to the Madison County Board of Adjustment

# MADISON COUNTY BOARD OF ADJUSTMENT

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Application for Conditional Use

MidAmerican Energy Company – Godby Isenberg Family Farm LLC

Parcel “C” of the NW ¼, SW ¼, Section 10, Madison Township

## DECISION

Date: 11-07-23

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On November 7, 2023, at 7:00 p.m., pursuant to the rules of procedure of the Board Adjustment, a public hearing was held on the application for Conditional Use filed on September 12, 2023, by Craig Kimble on behalf of MidAmerican Energy regarding property located in Section 10, Madison Township. At the hearing the Board of Adjustment reviewed the relevant provisions of the Madison County Ordinances, all documents constituting the record, any new documents received from interested parties, heard the statements, remarks and comments by the Zoning Administrator, the applicants, as well as statements, remarks, and comments by others in attendance. After all information had been received and all interested parties heard by the Board of Adjustment, the hearing was closed pursuant to the rules of procedure of the Board of Adjustment.

At the close of the hearing a motion was made by BOBST to approve \_\_\_ deny X the request for the Conditional Use application. The motion was seconded by BIGELOW. A roll call vote was conducted with the following votes:

Dawn Archer –	<u>AYE</u>
Mary Kathryn Bigelow –	<u>AYE</u>
Fred Howell –	<u>AYE</u>
Mike Bobst –	<u>AYE</u>
David Morford –	<u>AYE</u>

The Conditional Use request was approved \_\_\_\_\_ denied X

A motion was made by BOBST to approve as written the “Board of Adjustment Findings of Fact and Legal Principals Upon Which the Board Acts,” which is attached hereto and incorporated herein by its reference. The motion was seconded by HOWELL. A roll call vote was conducted with the following votes:

Dawn Archer –	<u>AYE</u>
Mary Kathryn Bigelow –	<u>AYE</u>
Fred Howell –	<u>AYE</u>
Mike Bobst –	<u>AYE</u>
David Morford –	<u>AYE</u>

The "Board of Adjustment Findings of Fact and Legal Principles Upon Which the Board Acts" was adopted by the Board of Adjustment YES  NO

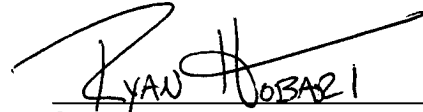
DECISION:

The request for Conditional Use is hereby approved  denied

Dated this 7th day of November 2023

Acknowledged as to Accuracy:

  
Chair

  
RYAN HOBARI  
Secretary

Original Filed with the Secretary of the Board of Adjustment on November 7, 2023.  
Original Filed in the Office of the Madison County Recorder on December 7, 2023.

## **BOARD OF ADJUSTMENT FINDINGS OF FACT AND LEGAL PRINCIPLES UPON WHICH THE BOARD ACTS:**

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

Section 14 of the Madison County Zoning Ordinance defines the Exceptions, Modifications, Interpretations and Conditional Uses that are permitted when authorized by the granting of a conditional use permit by the Board of Adjustment.

### ***Section 14 Exceptions, Modifications, Interpretations and Conditional Uses***

#### ***E. Conditional Uses.***

*The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment. Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.*

Section 6-2(a) of the Madison County Zoning Ordinance states the following regarding height:

### **SECTION 6 – APPLICATION OF DISTRICT REGULATIONS**

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, as hereinafter provided:

1. No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located except agricultural uses are exempt.
2. ***No building or other structure shall hereafter be erected or altered:***
  - a. ***To exceed the height;***
  - b. To accommodate or house a greater number of families;
  - c. To occupy a greater percentage of lot area;
  - d. To have narrower or smaller rear yards, front yards, side yards, or other open spaces;
  - e. In any other manner contrary to the provisions of this Ordinance.

Section 9-(C) of the Madison County Zoning Ordinance states the following regarding height:

### **SECTION 9 – AGRICULTURAL DISTRICT REGULATIONS**

#### ***C. Height Regulations.***

***No building shall exceed two, and one-half (2 ½) stories or thirty-five (35) feet in height, except as provided in Section 14.***

Section 14 of the Madison County Zoning Ordinance contains the listed exceptions, modifications, interpretations and conditional uses that are authorized after approval of the Madison County Board of Adjustment.

## SECTION 14 EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES

### C. Structures Permitted Above Height Limits

The building height limitations of this Ordinance shall be modified as follows:

12. Chimneys, cooling towers, elevator bulkheads, fire towers, grain elevators, monuments, penthouses, stacks, silos, tanks, water towers, ornamental towers and spires, radio or television tower or necessary mechanical appurtenances may be erected to a height approved by the Board of Adjustment.

### E. Conditional Uses.

The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.

12. Any structure or land used by public or private utility service company or corporation for public utility purpose, including sewage lagoons, or for purposes of public communication may be permitted in any district. The basis for such permit shall be public convenience.

### F. General Requirements and Conditions Applicable to All Special Use Permits.

In granting any special use permit, the Board of Adjustment may prescribe such restrictions and conditions with respect to the permitted use as the Board deems reasonable to further the objectives of this Ordinance. The following general requirements are applicable to all special use permits that may be granted by the Board:

- a. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that all of the following conditions exist:
  - i. Surrounding Area. The value and qualities of the area (or neighborhood) surrounding the conditional use are not substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. In reviewing and acting upon each application for a special use permit, the Board shall each give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts.
  - ii. Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.
  - iii. Intent of Ordinance. The special use is consistent with the intent and purpose of this Ordinance to promote public health, safety, and general welfare.
  - iv. Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

- v. Comprehensive Plan. The special use is not inconsistent with the comprehensive plan and land use policies of the County.
  - vi. Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit. While the impact of a single use permitted by conditional use permit may be deemed acceptable by the Board, the location of more than one conditional use in close proximity to another conditional use may have the potential of causing a significant adverse cumulative impact in the neighborhood.
- b. Conditions on Use. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use. Violations of such conditions and requirements, when made a part of the terms under which the special use is granted, shall be deemed a violation of this Ordinance and punishable under Section 16 of this Ordinance. In addition, the Board is authorized to revoke any special use permit under circumstances where the special use is being conducted in violation of the conditions and restrictions of the permit or of any other applicable legal requirements.
  - c. Time. The Board shall determine whether or not the conditional use shall be limited in duration and/or hours of operation. The terms of the conditional use permit shall specify any such limitation.
  - d. Landscaping. Appropriate landscaping berms and buffers are included if necessary to minimize the impact of the conditional use on adjacent property.
  - e. Financial Guarantees. The Board shall determine whether or not the special use permit applicant should be required to submit a plan to rehabilitate the subject tract once the special use has terminated and provide for the funding of said restoration. If the Board requires such a plan, then the special use permit may not be granted until such time as the plan as the plan has been submitted to the Board and approved.
  - f. Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. Each application shall be considered by the Zoning Commission at a public hearing. After the public hearing, the Zoning Commission promptly shall submit a report to the Board of Adjustment on its findings and recommendations regarding the application. No final action shall be taken by the Board of Adjustment on any application for special use permit until such time as the Board has received and reviewed the report of the Zoning Commission.
  - g. Report by Conservation Department. All applications for conditional use permit shall be submitted to the Conservation Department for review. The Conservation Department shall submit a report on the impact of the proposed use on the environment and on conservation issues prior to the public hearings before the County Zoning Commission and Board of Adjustment. The Board shall consider all recommendations included in the report before determining appropriate environmental protections. The Board shall require reasonable measures to control noise, odor, and dust adequately and to prevent the operation from posing an environmental risk for neighboring properties or waterways. The terms of the conditional use permit shall specify any such required measures.

- h. Report by County Engineer. All applications for conditional use permit shall be submitted to the County Engineer for review. The County Engineer shall submit a report on the impact of the proposed use on roads and other infrastructure matters prior to the public hearings before the County Zoning Commission and Board of Adjustment. The Board may require reasonable measures to be taken by the applicant to address the impact on roads and other infrastructure matters. The terms of the conditional use permit shall specify any such required measures.
- i. Proximity to City Limits. In determining whether to allow or deny a conditional use permit, the Board of Adjustment shall consider the proximity of the subject property to the corporate limits of any city or town.

**SECTION 17 D JURISDICTION AND POWERS OF THE BOARD OF ADJUSTMENT**

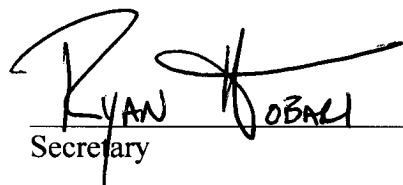
D. Jurisdiction and Powers of the Board of Adjustment.

- 1. The Board of Adjustment shall have the following powers and duties.
  - b. To hear and decide applications for conditional use permits and exceptions upon which the Board is required to address by other sections of this Ordinance.

After careful consideration of all the information that has been presented, and for the factual reasons set forth in the above noted Sections 14 & 17 both of which are incorporated by this reference herein, the Board of Adjustment hereby finds:

The applicant Craig Kimble on behalf of MidAmerican Energy Company for Conditional Use Permit has \_\_\_\_\_ / has not  met the requirements of the Madison County Zoning Ordinance.

  
Chair

  
Secretary

Original Filed with the Secretary of the Board of Adjustment on November 7, 2023.

**MADISON COUNTY, IOWA  
BOARD OF ADJUSTMENT  
SUPPLEMENTAL DECISION AND FINDINGS**

**IN THE MATTER OF THE APPLICATION OF:**

**CASE NO: 18-23**

**MidAmerican Energy Company**

**PUBLIC HEARING: November 7, 2023**

**A request to obtain a conditional use permit to construct an electric switching station/substation:**

**Parcel "C" in the West 820.00 feet of the N1/2 of the SW1/4 of Section 10, T77N, R28W of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described below.**

**Decision**

On November 7, 2023, the Madison County Board of Adjustment denied request to obtain conditional use permit in above captioned matter.

<b>VOTE<sup>1</sup>:</b>	<b>Ayes:</b>	<b>None</b>
	<b>Nayes:</b>	<b>Archer; Bigelow; Bobst; Morford; Howell</b>
	<b>Absent:</b>	<b>None</b>
	<b>Vote:</b>	<b>(0-5)</b>

**Written Findings of Fact**

**Case Summary:** The request for conditional use permit to construct an Electric Transmission Switching Station/Substation on the below captioned real estate, currently owned by Godby Isenberg Family Farms, LLC. *"Parcel "C" in the West 820.00 feet of the N ½ of the SW ¼ of Section 10, T77N, R28W of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as; Beginning at the W ¼ corner of said Section 10, thence S89°09'59"E 820.00 feet along the North line of the SW ¼ of said section 10 to a point, thence S00°00'00"W, 1317.28 feet to a point on the South line of said N ½, SW ¼; thence N89°04'34"W, 820.11 feet along the said South line to the SW corner of Said N ½, SW ¼; thence N00°00'00"E 1315.99 feet along the*

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<sup>1</sup> Motion by Bobst was phrased in the negative: to deny the application for Conditional Use Permit. For clarity, the votes listed here reflect "Ayes" as votes to approve the permit and "Nayes" as votes to deny the permit.



*West line of said Section 10 to the point of beginning. Said parcel contains 24.79 acres, more or less, which includes 0.30 acres, more or less, of existing road right-of-way.”*

**Public Hearing November 7, 2023:**

Notice of public hearing was published as required, posted on the county webpage, and posted at the Madison County Annex Building. Notices were mailed to surrounding property owners on October 10, 2023. Required notice was provided to County Offices.

Ryan Hobart, Zoning Administrator, presented the staff report. The application was previously reviewed by the Zoning Commission, and the commission recommended denial of the application. The Staff Report recommended denial of the application based on failure to comply with the Madison County Comprehensive Plan, more specifically, the preservation and protection of prime productive agricultural land (CSR 70 and above) from development and utilization of less productive land first. Additionally, Zoning Administrator Hobart expressed concerns (noted in the Engineer’s Report) regarding the “Level B” classified road service of surrounding roadways which receive minimal maintenance and may not hold up under heavy trucks and equipment.

The following public comments were received at the November 7, 2023 meeting: Dehn Stevens, Vice President of Transmission Planning & Development for MidAmerican Energy, spoke on behalf of the applicant. Eight members of the public spoke in opposition to the application, and two members of the public spoke in support of the application.

**Analysis/Legal Principles:**

- 1. Surrounding Area.** The members of the Board unanimously found that this requirement was not met. The Applicant asserts that land values would not be significantly impacted in surrounding area. The Applicant acknowledged that additional transmission lines were planned, but could not provide more specific information. Not only would the switching station itself take prime agricultural land out of development, but surrounding highly rated agricultural land could also be taken out of production for the construction of transmission lines. The Applicant’s assertion was a general denial based on the

applicant's review of similar properties, but the information upon which this assertion was made were not provided to the Board. Furthermore, it is unclear whether this assertion accounted strictly for the construction of a switching station, or if it also accounted for additional transmission lines that are expected to follow.

2. **Infrastructure.** The members of the Board found 4 to 1 that this requirement was not met. The applicant asserts that construction of the switching station in this location would increase reliability of electric transmission system and minimize future land impacts. It was not asserted that the current transmission system is insufficient in Madison County, but rather the switching station would provide backup support in the event of a catastrophic event and provide for future growth. The County Engineer and Zoning Administrator expressed that the Level B access roads were a concern. The County has no intent to upgrade to a Level A.
3. **Intent of Ordinance.** The members of the Board found 4 to 1 that this requirement was met. There was no material dispute that the switching station would fall within the intent of the ordinance.
4. **Nuisance Factors.** The members of the Board unanimously found that this requirement was met. There was no material dispute that the switching station would not contribute to any public nuisance.
5. **Comprehensive Plan.** The members of the Board unanimously found that this requirement was not met. The primary consideration in denial of the conditional use permit is the CSR rating (88.66) of the ground. As with any comprehensive plan, the Board must balance the competing interests created by the desire to encourage economic growth while maintaining and protecting prime agricultural land. In this instance, the land in question is significantly higher than the 70 CSR rating outlined in the Comprehensive Plan. The proposed switching station would likely affect not only the highly rated agricultural ground in question, but also the highly rated adjacent farm ground. The Board understands the need for a strong electrical transmission system for the future growth of the county, however, prime productive agricultural land is not an infinite resource. The Comprehensive Plan lists as an objective to "Preserve and protect prime

productive agricultural land (CSR 70 and above) from development and utilize less productive land first.” The Applicant generally asserted that they had investigated properties all along the existing transmission line, and that this property was the only viable location. The Applicant did not provide documentation regarding other locations that had been investigated in support of this assertion.

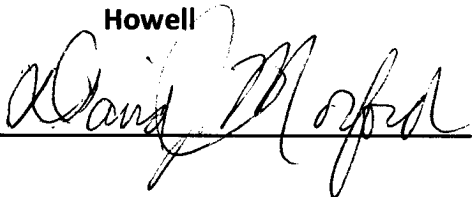
6. **Cumulative Impact.** The members of the Board found 4 to 1 that this requirement was not met. The applicant asserts, in part, that there will be no significant cumulative impacts because they will comply with state permitting and requirements of the Iowa Utilities Board, but the presenting issue is whether the application meets the requirements of the Madison County Code of Ordinances. The concern at issue is the particular cumulative effect upon prime productive agricultural ground in rural Madison County.

**Summary:** The applicant failed to show that its application meets the requirements for a Conditional Use Permit as stated in the Madison County Ordinances, therefore, the application for conditional use permit is denied.

**Board of Adjustment Action on Written Findings of Fact**

Date: 12/5/23

<b>VOTE:</b>	<b>Ayes</b>	<b>Nayes</b>
<b>(Roll Call)</b>	<b>Archer</b>	<b>None</b>
	<b>Bigelow</b>	
	<b>Borbst</b>	
	<b>Morford</b>	
	<b>Howell</b>	

Chair: 

BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE  
DECISION MAKING WORKSHEET

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

The Madison County Zoning Ordinance references this in;

*SECTION 14 – EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES*

*E. Conditional Uses.*

*The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.*

The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

The Board of Adjustment may approve or deny any applications for a conditional use permit. If it approves the issuance of a conditional use permit, it may attach conditions to the approval such as time limitations, requirements that one or more things be done before construction can be initiated, or conditions of a continuing nature. Any such condition shall be recorded in the board's minutes and on the conditional use permit, along with a reference to the specific section of the zoning regulations, or any other applicable ordinance of the County listing the conditional use under consideration.

BOARD OF ADJUSTMENT  
DECISION MAKING WORKSHEET  
CONDITIONAL USE

APPLICANT NAME Fred Howell DATE 11-7-23

1. Is the request a use that may be authorized by a conditional use permit granted by the Board of Adjustment?  Yes  No
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed?  Yes  No
3. Does the request meet all the requirements of the Zoning Ordinance Section 14-E, Exceptions, Modifications, Interpretations and Conditional Uses- Subsection (7) a through l and (8) a through e?  
 Yes  No
4. Departmental reviews required by Zoning Ordinance.  
*Completed & Reviewed*    *Not Submitted & Unable to Review*

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Review by County Zoning Commission.</u> All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by Conservation Department.</u> All applications for conditional use permit shall be submitted to the Conservation Department for review.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by County Engineer.</u> All applications for conditional use permit shall be submitted to the County Engineer for review.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>Report by the County Environmental Health Officer.</u> All applications for conditional use shall be submitted to Environmental Health for review.  |

Individual comments or concerns regarding the required departmental reviews:

prime Ag land out of production, height of structures,  
Boring Grade level B road, Denied by zoning board

5. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that the following conditions in the ordinance exist.

By marking yes you are stating that the required finding has been met:

- ▶ Surrounding Area. The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. *In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts.*

**This request meets the above expectation:**  Yes  No

- ▶ Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

**This request meets the above expectation:**  Yes  No

- ▶ Intent of Ordinance. The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.

**This request meets the above expectation:**  Yes  No

- ▶ Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

**This request meets the above expectation:**  Yes  No

- ▶ Comprehensive Plan. The special use is consistent with the comprehensive plan and land use policies of Madison County.

**This request meets the above expectation:**  Yes  No

- ▶ Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit.

**This request meets the above expectation:**  Yes  No

It is my determination this request meets the Required Findings as listed in the ordinance.

Yes  No

List any areas that do not meet the Required Findings:

Ag land, Grade level B road

6. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use.

Examples of conditions and/or restrictions that may be placed on a permit:

- a) Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation.
- b) Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property
- c) Financial Guarantees-The Board may determine whether or not the special use permit applicant should be required to provide any financial guarantees for any portion of the project such as bonding for road completion, installation of any of the project landscaping berms or buffers etc.
- d) At Completion Plan and Profile-The Board may require "at completion" plan and profiles of any of the proposed construction related to the permit such as an at completion plan and profile for the construction of a road.
- e) Height approval for any uses, or like and similar use specified in Section 14 (C)
- f) Other conditions and/or restrictions

List any other restrictions or conditions you feel should be included:

After consideration of the information presented, and for the factual reasons set forth in this worksheet, I will cast my vote to: APPROVE  DENY  this request.

Signature Bob Howell

Date 11-7-23

**BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE  
DECISION MAKING WORKSHEET**

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

The Madison County Zoning Ordinance references this in;

*SECTION 14 – EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES*

*E. Conditional Uses.*

*The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.*

The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

The Board of Adjustment may approve or deny any applications for a conditional use permit. If it approves the issuance of a conditional use permit, it may attach conditions to the approval such as time limitations, requirements that one or more things be done before construction can be initiated, or conditions of a continuing nature. Any such condition shall be recorded in the board's minutes and on the conditional use permit, along with a reference to the specific section of the zoning regulations, or any other applicable ordinance of the County listing the conditional use under consideration.

BOARD OF ADJUSTMENT  
DECISION MAKING WORKSHEET  
CONDITIONAL USE

APPLICANT NAME Dawn Archer DATE 11/7/2023

1. Is the request a use that may be authorized by a conditional use permit granted by the Board of Adjustment?  Yes  No
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed?  Yes  No

~~3.~~ Does the request meet all the requirements of the Zoning Ordinance Section 14-E, Exceptions, Modifications, Interpretations and Conditional Uses- Subsection (7) a through l and (8) a through e?  
 Yes  No  
*NOT APPLICABLE*

4. Departmental reviews required by Zoning Ordinance.  
Completed      Not Submitted  
& Reviewed    Unable to Review

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Review by County Zoning Commission.</u> All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by Conservation Department.</u> All applications for conditional use permit shall be submitted to the Conservation Department for review.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by County Engineer.</u> All applications for conditional use permit shall be submitted to the County Engineer for review.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>Report by the County Environmental Health Officer.</u> All applications for conditional use shall be submitted to Environmental Health for review.  |

Individual comments or concerns regarding the required departmental reviews:

*CSR soil type should be taken into consideration per Conservation Board*  
*Secondary roads - level 'B' - height - comp plan -*

5. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that the following conditions in the ordinance exist.  
By marking yes you are stating that the required finding has been met:

- Surrounding Area: The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. *In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts.*  
**This request meets the above expectation:**  Yes  No
- Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.  
**This request meets the above expectation:**  Yes  No



- ▶ Intent of Ordinance. The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.

**This request meets the above expectation:**  Yes  No

- ▶ Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

**This request meets the above expectation:**  Yes  No

- ▶ Comprehensive Plan. The special use is consistent with the comprehensive plan and land use policies of Madison County.

**This request meets the above expectation:**  Yes  No

- ▶ Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit.

**This request meets the above expectation:**  Yes  No

It is my determination this request meets the Required Findings as listed in the ordinance.

Yes  No

List any areas that do not meet the Required Findings:

infrastructure & CSR 88.66 - comp plan -

6. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use.

Examples of conditions and/or restrictions that may be placed on a permit:

- a) Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation.
- b) Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property
- c) Financial Guarantees-The Board may determine whether or not the special use permit applicant should be required to provide any financial guarantees for any portion of the project such as bonding for road completion, installation of any of the project landscaping berms or buffers etc.
- d) At Completion Plan and Profile-The Board may require "at completion" plan and profiles of any of the proposed construction related to the permit such as an at completion plan and profile for the construction of a road.
- e) Height approval for any uses, or like and similar use specified in Section 14 (C)
- f) Other conditions and/or restrictions

List any other restrictions or conditions you feel should be included:

After consideration of the information presented, and for the factual reasons set forth in this worksheet, I will cast my vote to: APPROVE  DENY  this request.

Signature

[Handwritten Signature]

Date

11/7/2023

**BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE  
DECISION MAKING WORKSHEET**

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

The Madison County Zoning Ordinance references this in;

*SECTION 14 – EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES*

*E. Conditional Uses.*

*The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.*

The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

The Board of Adjustment may approve or deny any applications for a conditional use permit. If it approves the issuance of a conditional use permit, it may attach conditions to the approval such as time limitations, requirements that one or more things be done before construction can be initiated, or conditions of a continuing nature. Any such condition shall be recorded in the board's minutes and on the conditional use permit, along with a reference to the specific section of the zoning regulations, or any other applicable ordinance of the County listing the conditional use under consideration.

BOARD OF ADJUSTMENT  
DECISION MAKING WORKSHEET  
CONDITIONAL USE

APPLICANT NAME Mid American Energy DATE 11-7-2023

1. Is the request a use that may be authorized by a conditional use permit granted by the Board of Adjustment?  Yes  No
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed?  Yes  No
3. Does the request meet all the requirements of the Zoning Ordinance Section 14-E, Exceptions, Modifications, Interpretations and Conditional Uses- Subsection (7) a through l and (8) a through e?  
 Yes  No
4. Departmental reviews required by Zoning Ordinance.  
*Completed & Reviewed*    *Not Submitted & Unable to Review*

- Review by County Zoning Commission. All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment.
- Report by Conservation Department. All applications for conditional use permit shall be submitted to the Conservation Department for review.
- Report by County Engineer. All applications for conditional use permit shall be submitted to the County Engineer for review.
- Report by the County Environmental Health Officer. All applications for conditional use shall be submitted to Environmental Health for review.

Individual comments or concerns regarding the required departmental reviews:

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5. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that the following conditions in the ordinance exist.

By marking yes you are stating that the required finding has been met:

- ▶ Surrounding Area: The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. *In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts.*

**This request meets the above expectation:**  Yes  No *Will impact Earlham.*

- ▶ Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

**This request meets the above expectation:**  Yes  No

▶ Intent of Ordinance. The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.

**This request meets the above expectation:**  Yes  No

▶ Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

**This request meets the above expectation:**  Yes  No

▶ Comprehensive Plan. The special use is consistent with the comprehensive plan and land use policies of Madison County. *CSR2 = 88-66*

**This request meets the above expectation:**  Yes  No

▶ Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit.

**This request meets the above expectation:**  Yes  No

It is my determination this request meets the Required Findings as listed in the ordinance.

Yes  No

List any areas that do not meet the Required Findings:

\_\_\_\_\_  
\_\_\_\_\_

6. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use.

Examples of conditions and/or restrictions that may be placed on a permit:

- a) Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation.
- b) Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property
- c) Financial Guarantees-The Board may determine whether or not the special use permit applicant should be required to provide any financial guarantees for any portion of the project such as bonding for road completion, installation of any of the project landscaping berms or buffers etc.
- d) At Completion Plan and Profile-The Board may require "at completion" plan and profiles of any of the proposed construction related to the permit such as an at completion plan and profile for the construction of a road.
- e) Height approval for any uses, or like and similar use specified in Section 14 (C)
- f) Other conditions and/or restrictions

List any other restrictions or conditions you feel should be included:

\_\_\_\_\_  
\_\_\_\_\_

After consideration of the information presented, and for the factual reasons set forth in this worksheet, I will cast my vote to: APPROVE  DENY  this request.

Signature *Wade J. Boyd*

Date 11-7-2023

BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE  
DECISION MAKING WORKSHEET

The terms Special Use and Conditional Use are synonymous. Zoning has two use categories, permitted uses are those listed by the ordinance as being allowed by right in a zoning district. Special Use or Conditional Use are terms used to describe those uses listed by the ordinance as being permissible at the discretion of the Board of Adjustment.

The Madison County Zoning Ordinance references this in;

*SECTION 14 – EXCEPTIONS, MODIFICATIONS, INTERPRETATIONS AND CONDITIONAL USES*

*E. Conditional Uses.*

*The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.*

The above section of the ordinance states that conditional uses are allowed only by specific approval of the Board of Adjustment and only in the zone in which they are listed.

The Board of Adjustment may approve or deny any applications for a conditional use permit. If it approves the issuance of a conditional use permit, it may attach conditions to the approval such as time limitations, requirements that one or more things be done before construction can be initiated, or conditions of a continuing nature. Any such condition shall be recorded in the board's minutes and on the conditional use permit, along with a reference to the specific section of the zoning regulations, or any other applicable ordinance of the County listing the conditional use under consideration.

BOARD OF ADJUSTMENT  
DECISION MAKING WORKSHEET  
CONDITIONAL USE

APPLICANT NAME Mary Kathryn Bigelow DATE 11-7-23

1. Is the request a use that may be authorized by a conditional use permit granted by the Board of Adjustment?  Yes  No
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed?  Yes  No
3. ~~Does the request meet all the requirements of the Zoning Ordinance Section 14-E, Exceptions, Modifications, Interpretations and Conditional Uses- Subsection (7) a through l and (8) a through e?~~  
 ~~Yes  No~~
4. Departmental reviews required by Zoning Ordinance.  
Completed      Not Submitted  
& Reviewed    Unable to Review

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Review by County Zoning Commission.</u> All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by Conservation Department.</u> All applications for conditional use permit shall be submitted to the Conservation Department for review.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by County Engineer.</u> All applications for conditional use permit shall be submitted to the County Engineer for review.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>Report by the County Environmental Health Officer.</u> All applications for conditional use shall be submitted to Environmental Health for review.  |

Individual comments or concerns regarding the required departmental reviews:

Zoning commission denies the request -  
County Engineer - concerned about Level B Road height taller than  
Keeping it opened in bad weather - Conservation Reported soil type Row 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

5. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that the following conditions in the ordinance exist.

By marking yes you are stating that the required finding has been met:

- Surrounding Area:** The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. *In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts.*

This request meets the above expectation:  Yes  No

Earlham expansion  
Limited in 2 mile  
expansion - property value

- Infrastructure.** Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

This request meets the above expectation:  Yes  No

Level B Roads

▶ Intent of Ordinance. The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.

**This request meets the above expectation:**  Yes  No

▶ Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

**This request meets the above expectation:**  Yes  No

▶ Comprehensive Plan. The special use is consistent with the comprehensive plan and land use policies of Madison County.

**This request meets the above expectation:**  Yes  No

▶ Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit.

**This request meets the above expectation:**  Yes  No

*CSR 88 - should be less than 70*

It is my determination this request meets the Required Findings as listed in the ordinance.

Yes  No

List any areas that do not meet the Required Findings:

*height of tower above 35 feet - take farm ground out of service*  
Comprehensive Plan - CSR 88 - to be 70 *Mad. Co does not want industrial*  
*Not a clear proposal of justifying need to Mad. Co. They can't say it*  
*Transmission line goes in - that could drop property values*

6. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use.

Examples of conditions and/or restrictions that may be placed on a permit:

- a) Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation.
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- e) Height approval for any uses, or like and similar use specified in Section 14 (C)
- f) Other conditions and/or restrictions

List any other restrictions or conditions you feel should be included:

After consideration of the information presented, and for the factual reasons set forth in this worksheet, I will

cast my vote to: APPROVE  DENY  this request.

Signature Mary Kathryn Bejelow Date 11-7-2023

*NON-DIVIDED farm operations*

**BOARD OF ADJUSTMENT  
SPECIAL EXCEPTION, SPECIAL USE, CONDITIONAL USE  
DECISION MAKING WORKSHEET**

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*E. Conditional Uses.*

*The development and administration of a comprehensive zoning ordinance is based upon the division of the County into zoning districts with uniform regulations defining permitted uses of land and structures within each district. It is recognized, however, that there are occasions when in addition to the principal permitted uses, conditional uses may be allowed after careful consideration of the impact of the particular uses upon the neighborhood and public facilities therein. The following uses may be authorized by a conditional use permit granted by the Board of Adjustment Under no conditions shall the sum or any part thereof be refunded for failure of said application to be approved.*

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BOARD OF ADJUSTMENT  
DECISION MAKING WORKSHEET  
CONDITIONAL USE

APPLICANT NAME Michael Bohst DATE 11/7/2022

1. Is the request a use that may be authorized by a conditional use permit granted by the Board of Adjustment?  Yes  No
2. Does the request meet all the requirements of the Madison County Comprehensive Plan "Purpose" and "Goals and Objectives" as reviewed?  Yes  No
3. ~~Does the request meet all the requirements of the Zoning Ordinance Section 14-E, Exceptions, Modifications, Interpretations and Conditional Uses- Subsection (7) a through l and (8) a through e?~~  
 ~~Yes  No~~
4. Departmental reviews required by Zoning Ordinance.  
*Completed & Reviewed*      *Not Submitted*      *Unable to Review*

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Review by County Zoning Commission.</u> All applications for special use permit shall be submitted to the County Zoning Commission for its review prior to the public hearing before the Board of Adjustment. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by Conservation Department.</u> All applications for conditional use permit shall be submitted to the Conservation Department for review.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>Report by County Engineer.</u> All applications for conditional use permit shall be submitted to the County Engineer for review.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>Report by the County Environmental Health Officer.</u> All applications for conditional use shall be submitted to Environmental Health for review.  |

Individual comments or concerns regarding the required departmental reviews:

Zoning Commission denied request

5. Required Findings. No special use permit shall be granted by the Board of Adjustment unless the Board first finds that the following conditions in the ordinance exist.

By marking yes you are stating that the required finding has been met:

- ▶ Surrounding Area: The value and qualities of the area (or neighborhood) surrounding the conditional will not be substantially injured, and the establishment of a special use will not impede the normal and orderly development and improvement of surrounding undeveloped property for uses predominant in the area. *In reviewing and acting upon each application for a special use permit, the Board should give due consideration to the proximity of the proposed use to public parks, schools, licensed day care facilities, dwellings and residential districts.*

**This request meets the above expectation:**  Yes  No

- ▶ Infrastructure. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

**This request meets the above expectation:**  Yes  No

- ▶ Intent of Ordinance. The special use is consistent with the intent and purpose to promote public health, safety, and general welfare.

**This request meets the above expectation:**  Yes  No

- ▶ Nuisance Factors. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

**This request meets the above expectation:**  Yes  No

- ▶ Comprehensive Plan. The special use is consistent with the comprehensive plan and land use policies of Madison County.

**This request meets the above expectation:**  Yes  No

- ▶ Cumulative Impact. The Board shall make a determination that the proposed use would not cause a significant adverse cumulative impact when considered together with other uses previously permitted by special use permit.

**This request meets the above expectation:**  Yes  No

It is my determination this request meets the Required Findings as listed in the ordinance.

Yes  No

List any areas that do not meet the Required Findings:

Does not meet the land use criteria

6. In granting any special use permit, the Board of Adjustment may set minimum requirements, and/or specify conditions and restrictions on the proposed use.

Examples of conditions and/or restrictions that may be placed on a permit:

- a) Time-The Board may determine whether or not the conditional use shall be limited in duration and/or hours of operation.
- b) Landscaping-The Board may determine if appropriate landscaping berms and buffers should be included to minimize the impact of the conditional use on adjacent property
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- e) Height approval for any uses, or like and similar use specified in Section 14 (C)
- f) Other conditions and/or restrictions

List any other restrictions or conditions you feel should be included:

N/A

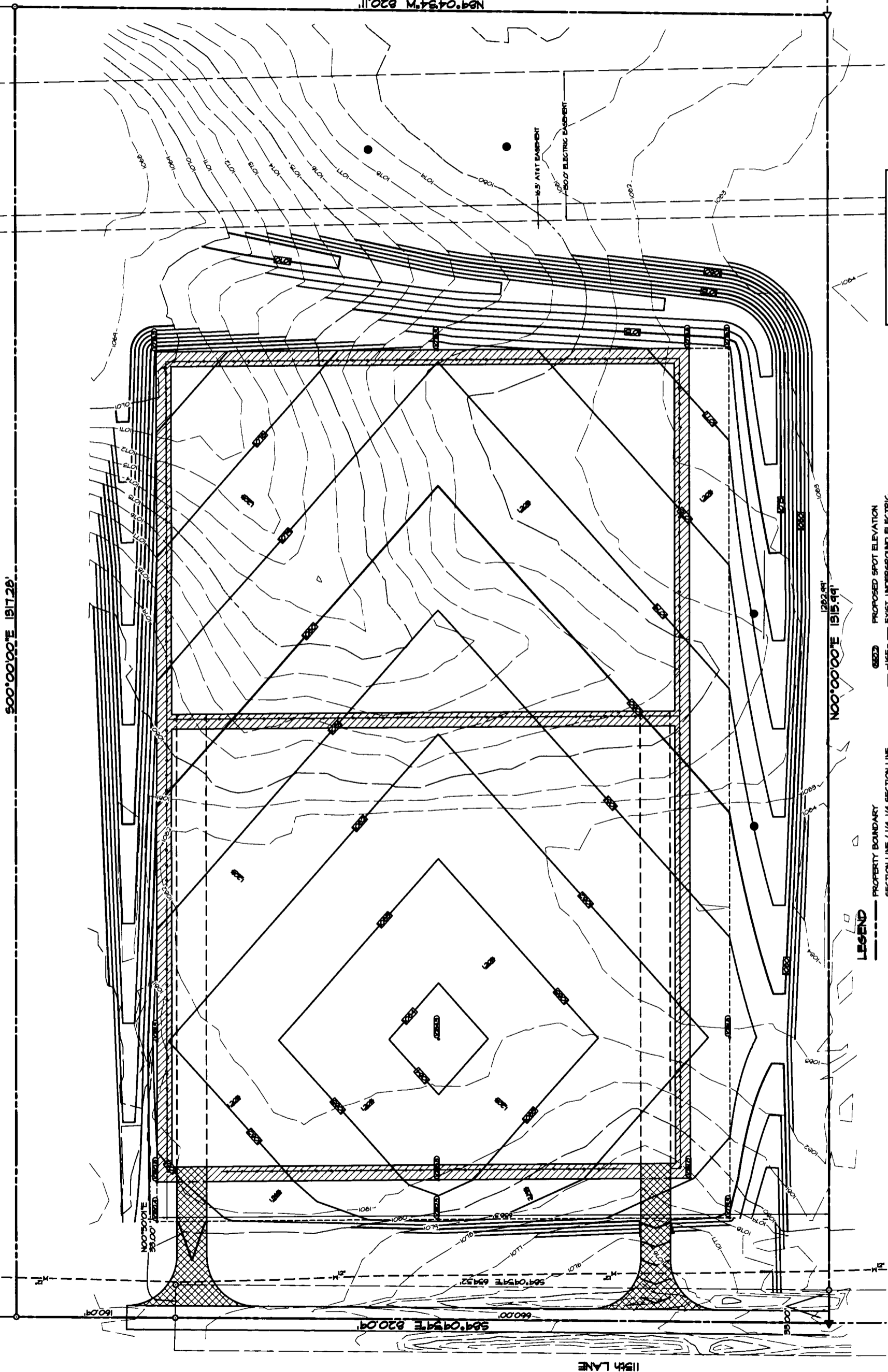
After consideration of the information presented, and for the factual reasons set forth in this worksheet, I will cast my vote to: APPROVE  DENY  this request.

Signature Michael R. Bobel Date 11/7/2023





500'00"00"E 1917.25'



G:\E-FILES\8-000E8920\CAD Drawings\Construction Plans\E8920 Grading.dwg, 9/12/2023 11:44:11 AM, mdoestalk, 1:2

**BENCH MARK**  
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED THE IOWA  
 DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK  
 CONVERTED TO NAVD83.

**LEGEND**

- PROPERTY BOUNDARY
- SECTION LINE / 1/4, 1/4 SECTION LINE
- BUILDING SETBACK / EASEMENT LINE
- SUBSTATION FENCE
- SILT FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR (PER GRADING NOTE 2)
- 68223 PROPOSED SPOT ELEVATION
- USE — EXIST. UNDERGROUND ELECTRIC
- SAN# — EXIST. SANITARY SEWER
- WM# — EXIST. WATER MAIN

**NOTES**  
 SEE SHEET C21-40 FOR ADDITIONAL NOTES AND DETAILS.

**FOR COUNTY  
 SUBMITTAL  
 09-12-2023**



**Civil Engineering Consultants, Inc.**  
 2400 84th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.8884 · Fax: 515.276.7084 · mail@cecinc.com

REV	DATE	DESCRIPTION	APP	DFTD	DATE	REV	DATE	DESCRIPTION	APP
10						05			
09						04			
08						03			
07						02			
06						01			

**CONFIDENTIAL:**  
 THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS  
 CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS  
 AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES,  
 BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES  
 WORKING TO MIDAMERICAN ENERGY COMPANY DIVISION.  
 PRIOR WRITTEN AUTHORIZATION IS REQUIRED  
 FOR ACCESS BY ANY OTHER PERSON.

**MIDAMERICAN  
 ENERGY COMPANY.**

DATE: 09-12-2023  
 DESIGNED: MMD  
 DRAWN: MMD  
 APPROVED: JVE  
 SCALE: 1" = 30'

0' 50' 100'

**BADGER CREEK SUBSTATION**  
 MADISON COUNTY, IOWA

**GRADING & DRAINAGE  
 PLAN**

**D H R**

**DHR  
 C24-10**