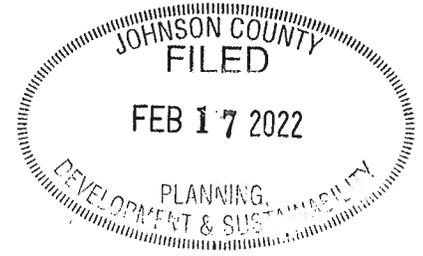


Office Use Only	2/17/22	\$250-	BOA-22-28191
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT

Application is hereby made for approval of a (official use as listed in the Johnson County UDO, and *briefly* describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

Weld & machine shop

Address of Location: 2072 Highway 965 NE, North Liberty, IA 52317

Subdivision name and lot number (if applicable): River Oaks II Subdivision Lot 17

Current Zoning: R Parcel Number: 0335254001

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Eric W Wagner

Name of Owner

Eric W Wagner

Name of Applicant (if different)

2072 Highway 965 NE, North Liberty, IA 52317

Applicant Street Address (including City, State, Zip)

319-400-3267

Applicant Phone

plmbr125@ymail.com

Applicant Email

Eric Wagner

Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)

Proposed use: welding + fabrication

Number of employees: 0

Parking facilities: off street, by shop

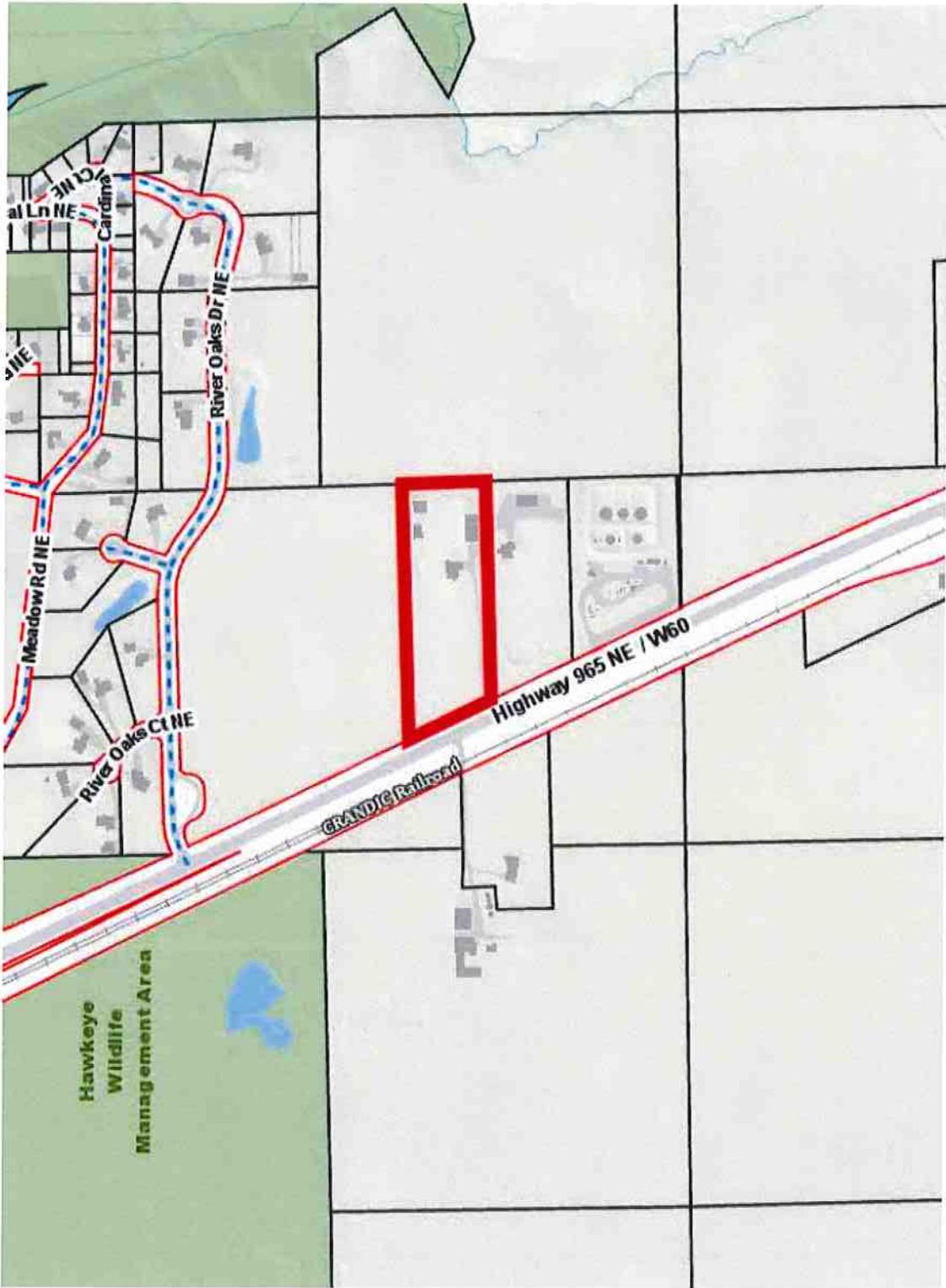
Days & Hours of operation: 7 - 6am - 10pm

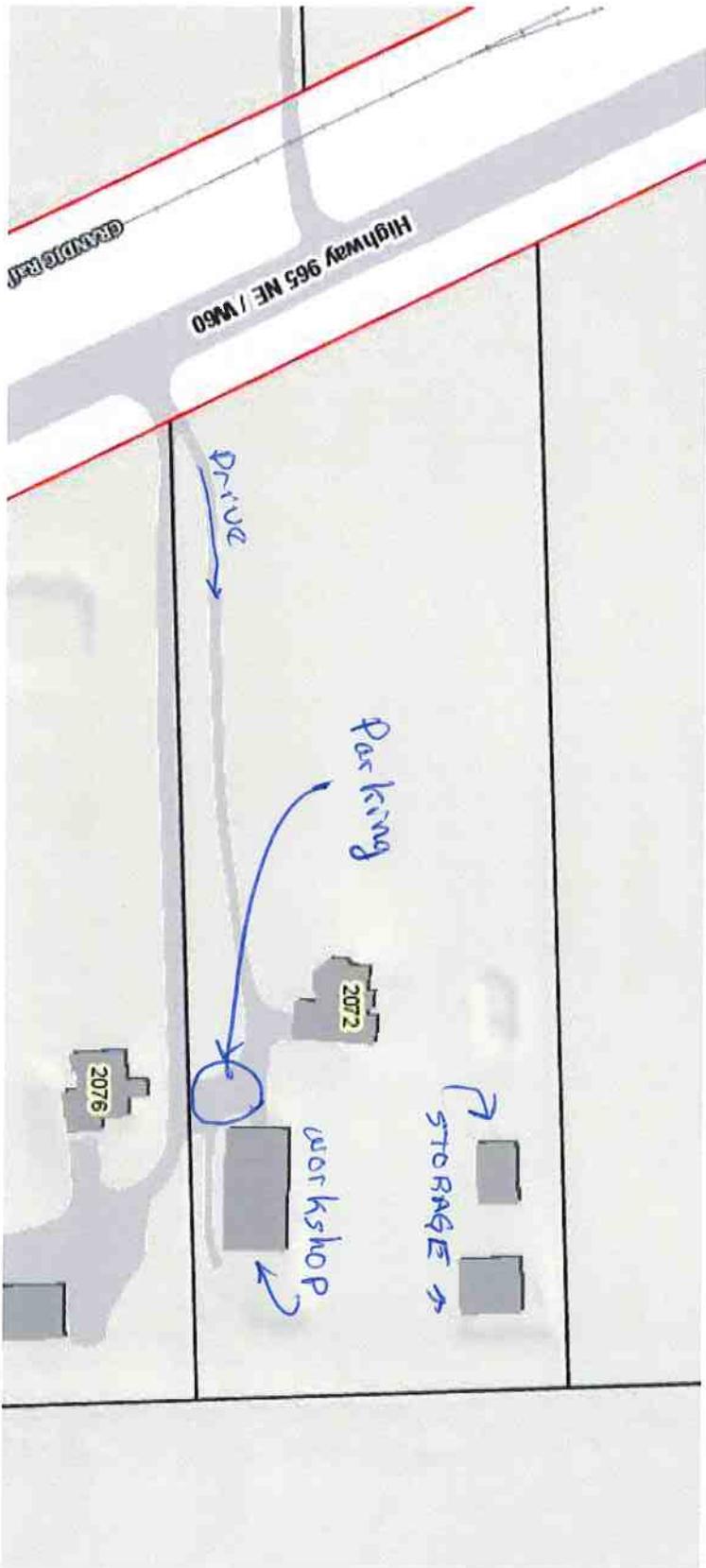
Estimate of maximum number of public expected on site at any one time: 2

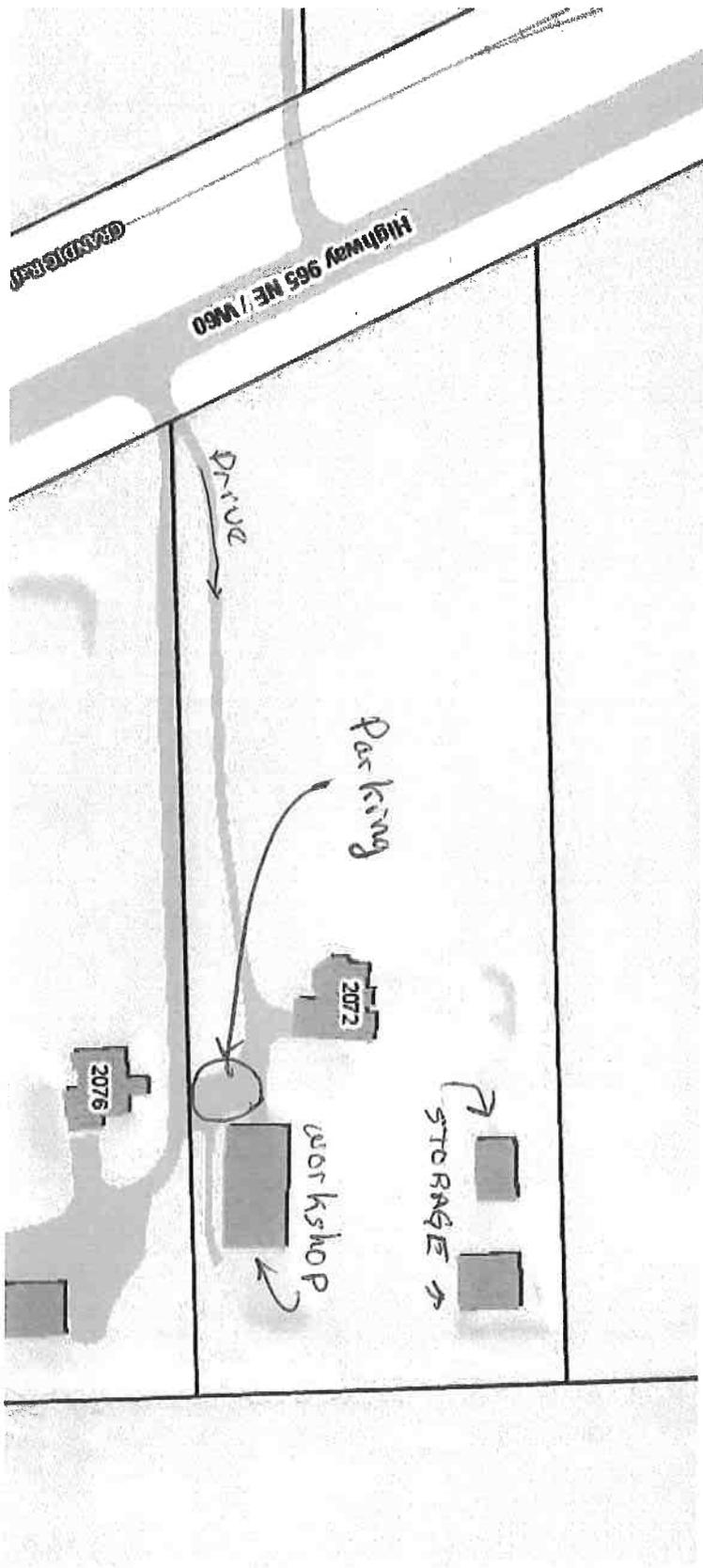
Type of equipment used: welder + misc. metal working tools

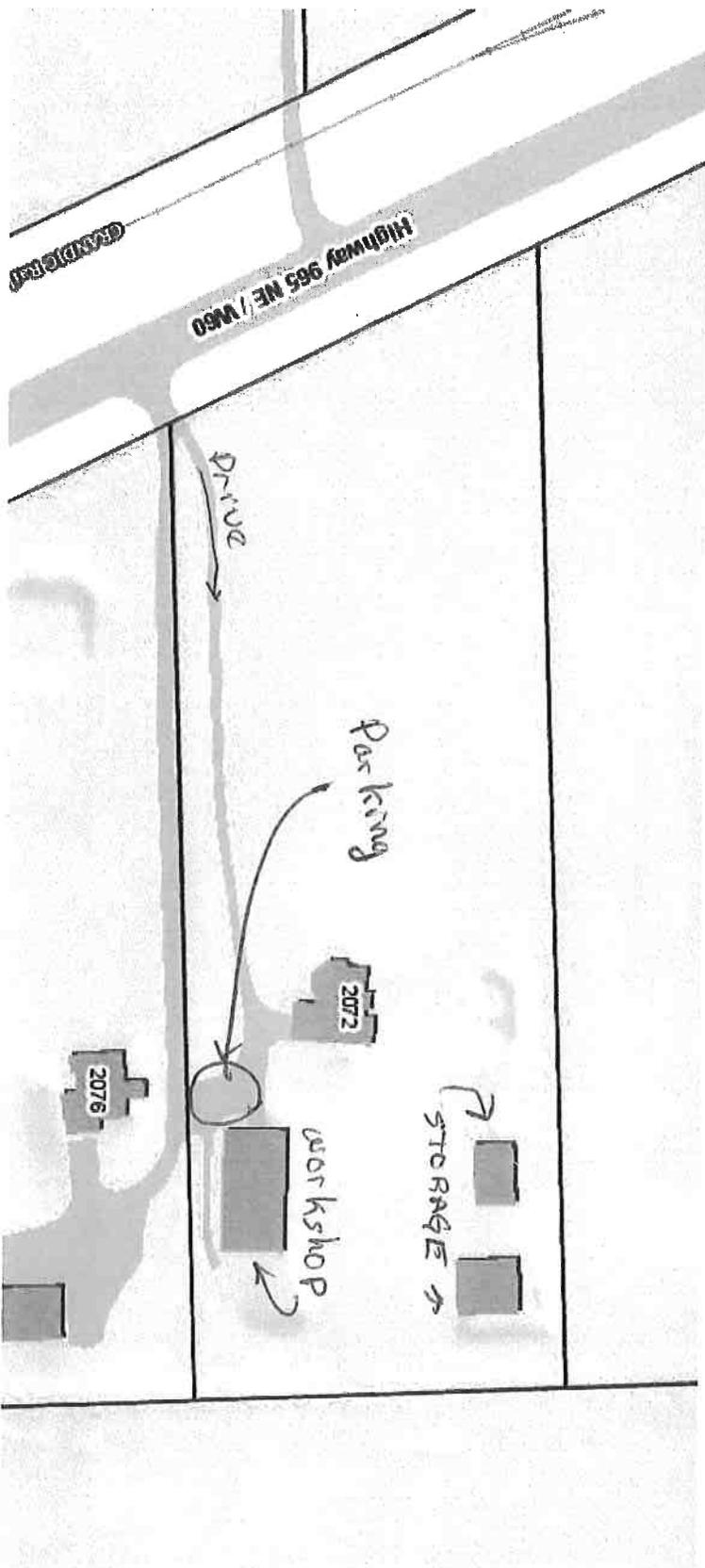
Signage: none











The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.

Charlotte S Young
2184 Hwy 965 NE
North Liberty IA 52317

C Robert & Beverly M Stevenson
2075 Hwy 965 NE
North Liberty IA 52317

Joseph D Tran & Niem T Pham
1761 SW Del Rio Blvd
Port St Lucie FL 34953

Ellis S & Kathy S Smith
3061 River Oaks Dr NE
North Liberty IA 52317

Buckeye Terminals LLC
9999 Hamilton Blvd
Breinigsville PA 18031

John Warren Denny Jr
PO Box 25
North Liberty IA 52317-0025



Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health Zoning Application

Applicant Name: <i>Eric Wagner</i>	Phone Number: <i>(319) 400 3267</i>		
Address: <i>2072 Hwy 965 NE</i>	City: <i>North Liberty</i>	State: <i>IA</i>	Zip: <i>52317</i>

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input checked="" type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

***Outlots Exempt**

Application Fee \$25 + Lot Fee (if applicable)
 (Number of lots _____ Minus Number of Outlots = _____ x \$20.00 Fee Per Lot)
 = Enclosed Fee \$25.00

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: *Eric Wagner* Date: *2-16-22*

EMERGENCY ACTION PLAN (EAP)

BUSSINESS/EVENT NAME

Wago Welding + fabrication

I. GENERAL

A conditionally permitted use (subject to approval by the Board of Adjustment) will be operated at the applicant's property located at 2072 Highway 965 NE, North Liberty, IA 52317, and Parcel ID 0335254001.

II. PURPOSE

- A. This emergency action plan predetermines actions to take before and during days and hours of operation 6:00am - 10:00pm (hereinafter referred to as the business) in response to an emergency or otherwise hazardous condition. These actions will be taken by organizers, management, personnel, and attendees. These actions represent those required prior to the use, in preparation for, and those required during an emergency.
- B. Flexibility must be exercised when implementing this plan because of the wide variety of potential hazards that exist for this use. These hazards include, but are not limited to, Fire, Medical Emergencies, Severe Weather, or situations where Law Enforcement is required.

III. ASSUMPTIONS

The possibility of an occurrence of an emergency is present at this site. The types of emergencies possible are various and could require the response of Fire & Rescue, Emergency Medical Services, and/or Law Enforcement.

IV. BASIC PLAN

A. EAP Coordinator

1. The EAP coordinator will be identified as the point of contact for all communications regarding the site. This person is identified as Eric Wagner, 319-400-3267.

B. Emergency Notification

1. In the event of an emergency, 911 should be notified of the emergency. The caller should have the following information available for the 911 operator: nature of emergency, location, and contact person with callback number.

C. Severe Weather

1. Before the event/use - designate the EAP coordinator and his/her designee to monitor weather conditions via trustworthy radio, television, internet, or smartphone applications before and during operations. If severe weather is predicted prior to an event, the coordinator will evaluate the conditions and determine if the operations will remain as scheduled.
2. During the event/use - If severe weather occurs during the hours of operation,

V. CONTACT INFORMATION

Primary Contact	Eric Wagner	319-400-3267
Secondary Contact	Connor Wagner	319 400 0645

VI. ADOPTION

This document is the initial Emergency Action Plan for **Business**
Name Wags Welding + Fabrication and may be updated or amended as required.

2-16-22
Effective Date