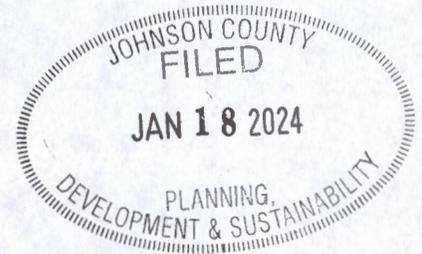


Office Use Only	1/18/24 Date Filed	\$250 <sup>00</sup> Fee	BOA-24-28472 Application Number
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**JOHNSON COUNTY, IOWA**  
**APPLICATION FOR: CONDITIONAL USE PERMIT**

Application is hereby made for approval of a (state the 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.]):  
East Union Mennonite Cemetery

On property located at (street address if available or layman's description):

Northeasterly of the intersection of 560th St. SW & Gable Ave. SW

Parcel Number(s): 1430451002 & 1430451001

The property consists of 1.82 + 0.50 total acres, and is currently zoned A

*Note: This Conditional Use Permit is subject to any conditions outlined in chapter 8:1.23 of the Unified Development Ordinance and any other conditions deemed appropriate by the board of Adjustment to protect public health, safety, and welfare.*

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.

Amish-Mennonite and Mennonite Societies  
Name of Owner

Loren Hochstedler, Sextant  
Name of Applicant (if different)

P.O. Box 478 Kalona, IA. 52247  
Applicant Street Address (including City, State, Zip)

319-936-0311  
Applicant Phone

lehoch@shavontc.net  
Applicant Email

*Loren Hochstedler*  
Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov) and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

11 January 2024

Mr. Josh Busard  
Johnson County Zoning Director



Re: Conditional Use Permit, for East Union Mennonite Cemetery

Dear Josh:

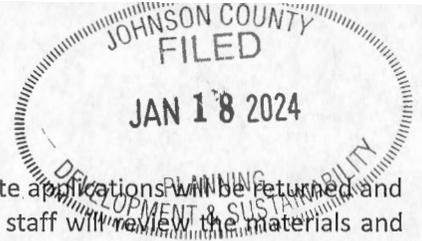
Attached please find the application and accompanying documents for a Conditional Use Permit application for East Union Mennonite Cemetery. At this time the cemetery would like to expand and there is no conditional use permit for it. The cemetery is largely unmanned, except for normal maintenance and mowing, estimated 1 to 5 persons. At the time of burial there could upwards of 200 people, at which time parking is at East Union Church. This property has access to 560<sup>th</sup> Street. SW. This facility has no septic system and an existing water system.

If you have questions or if you require further information you may contact myself, Caleb Detweiler or Loren Hochstedler.

Respectfully Submitted,

J. Scott Ritter, LLS  
Hart-Frederick Consultants P.C.

C: Mr. Caleb Detweiler  
Mr. Loren Hochstedler  
HFCfile



The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Board of Adjustment agenda.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

**Initial each empty box below** to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Item Required	Electronic Copy (PDF unless otherwise noted)	Hard copy
Application Fee (varies based on application. Fee: \$ <u>250</u> )		
This application form with all information completed	JSR	(2)
Brief cover letter explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of customers expected on site an any one time, provisions for water and wastewater, types of equipment to be used, signage, etc	JSR	
Site plan identifying the access, structure(s) for the proposed use, parking areas, signage location, and addressing any Supplemental Conditions required by Chapter 8:1.23	SSA	
If working with an engineer: CAD line work of the site plan, following the guidance below	JSR	
Proof of application to the Johnson County Health Department for a Public Health Zoning Application	JSR	
<u>For requests to establish Utility Scale Solar</u> (use area of 20 acres or less): <ul style="list-style-type: none"> <li>• Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist.</li> <li>• Electronic Submission of all materials is required.</li> </ul>	N/A	
<u>For requests for Commercial Communications Towers</u> , include the following: <ul style="list-style-type: none"> <li>• Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver.</li> <li>• Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver</li> </ul>	N/A	

**Electronic Submission Requirements for CAD line work:**

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

**INDEX LEGEND**

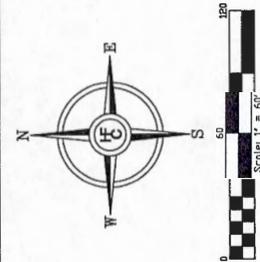
LOCATION: SOUTHWEST 1/4-SOUTHEAST 1/4  
SECTION 30, T-78-N, R-7-W  
REQUESTOR: AMISH MENNONITE and MENNONITE SOCIETIES  
PROPRIETOR: FREEMAN T. & NETTIE BONTRAGER  
SURVEYOR: J. SCOTT RITTER, PLS #16546  
COMPANY: HART-FREDERICK CONSULTANTS P.C.  
510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
RETURN TO: sritter@hart-frederick.com (319) 545-7215

**HART-FREDERICK CONSULTANTS P.C.**

610 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

**LEGEND**

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #10886
- CUT "X" IN CONCRETE
- SET "X" IN CONCRETE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- BOUNDARY LINES (AUDITOR PARCEL)
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- EXISTING FENCE



SOUTHWEST 1/4-SOUTHEAST 1/4

**AUDITOR PARCEL 2024004**  
Auditor Parcel 2024004 is a part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:  
Commencing at the South 1/4 corner of Section 30, Township 78 North, Range 7 West; thence N 89°17'28" E along the South line of the Southeast 1/4 of said Section 30, a distance of 342.50 feet to the Southeast corner of East Union Cemetery by Warranty Deed Found in Book 1170 on page 318 in the office of the Johnson County Recorder, being 5/8" out of plumb; thence S 89°17'28" E a distance of 231.50 feet to the Northeast corner of said cemetery; thence N 89°17'28" E, a distance of 94.08 feet; thence S 00°56'27" E, a distance of 231.50 feet to a point on said South line of the Southeast 1/4 of Section 30; thence S 89°17'28" W along said South line, a distance of 94.08 feet to the Point of Beginning containing 0.50 acre of which 0.07 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

