

Office Use Only	10/17/24	\$	BOA-2428610
	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.]):

Electrical Buisness

Address of Location: 4041 Cosgrove Rd SW, Oxford, IA 52322

Subdivision name and lot number (if applicable): Rohret's First Subdivision Lot 2

Current Zoning: R Parcel Number: 1223105001

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.

Steve J. Rohret

Name of Owner

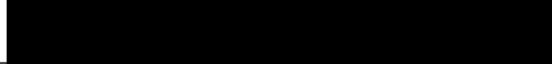
Name of Applicant (if different)

4041 Cosgrove Rd - SW Oxford IA 52322

Applicant Street Address (including City, State, Zip)



Applicant Phone



Applicant Email

Steve J Rohret

Applicant Signature

See back page for Application Submittal Requirements and Checklist

EMERGENCY ACTION PLAN (EAP)
Steve's Electric Inc.



GENERAL

A conditionally permitted use (subject to approval by the Board of Adjustment) will be operated at the applicant's property located at **4041 Cosgrove Rd SW Oxford**

PURPOSE

This emergency action plan predetermines actions to take before and during **7:30 AM - 4:00 PM** (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.

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.

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.

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 **Steve Rohret** [REDACTED]

A. 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.

B. 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, _____ the coordinator or his/her designee will make appropriate announcements to those in attendance:



C. Fire

1. List any specific hazard that has been identified as an increased risk of fire at this business. Fuel in Vehicles
2. The site shall have staff trained in the use of Portable Fire Extinguishers.
3. The use of open flame for grilling is permitted under the Fire Code when the following conditions are met:
 - a) Must have a working ten pound (10#) fire extinguisher for the proper fire risk (type ABC, etc.)
 - b) Each space is allowed 1 LP tank per cooking device and only 1 spare LP tank regardless of the number of cooking devices. All LP tanks are to be secured in an approved manner (tied, strapped, chained, etc.)
 - c) All tents/canopies used for cooking shall have a FLAME SPREAD Certification attached to the tent.
4. Should an incident occur that requires the Fire Department, 911 will be utilized to request this resource, unless they are already on scene. The caller should have the following information available for the 911 operator: nature of emergency, location, and contact person with callback number.

D. Medical Emergencies

1. As with any business, there is potential for injury to the participants. The types of injuries are various and include those that are heat related, as well as traumatic injuries.
2. For events longer than 3 hours with more than 1,000 guests expected onsite, first aid or Emergency Medical Services (EMS) medical services should be present. Identify your medical plan for this event/use:
NA
3. Should an incident occur that requires EMS, the caller will have the following information available for the 911 operator: the nature of emergency, location, and contact person with callback number.

E. Law Enforcement

5. The need for constant Law Enforcement presence at this event has/has (indicate one) not been identified.
1. Should an incident occur that requires Law Enforcement, the caller will have the following information available for the 911 operator: nature of emergency, precise location, and contact person with callback number.

A. Emergency Vehicle Access

1. Access for Emergency Vehicles will be maintained at all times.
2. Fire lanes and fire hydrants will not be obstructed.
3. Participants and spectators will be directed to park in approved areas and not to obstruct protective features, sidewalks or public thoroughways.
4. Parking for attendee vehicles will be (See CUP map).

- a) **Severe Thunderstorm Watch** - If a Severe Thunderstorm Watch is issued for the area, the following announcement will be made:
A Severe Thunderstorm Watch is in effect for this area please monitor for changing weather conditions and be prepared for delays, postponement or cancellations.
 - b) **Severe Thunderstorm Warning** - If a Severe Thunderstorm Warning is issued for the area, the following announcement will be made:
A Severe Thunderstorm Warning is in effect for this area. The event is postponed until further notice. Please seek shelter or leave the area as soon as possible.
 - c) **Tornado Watch** - If a Tornado Watch is issued for the area, the following announcement will be made:
A Tornado Watch is in effect for this area. Please be prepared to evacuate the area.
 - d) **Tornado Warning** - If a Tornado Warning is issued for the area, the following announcement will be made:
A Tornado Warning is in effect for this area. This event is postponed until further notice. Take cover immediately.
 - e) **Tornado Sighting/Touchdown** - If a Tornado has been sighted in the area, or if a touchdown has occurred, the following announcement will be made:
A Tornado has been sighted. This event is postponed until further notice. All persons should take cover immediately.
 - f) **Other Severe Weather** - If other severe weather occurs, such as heavy rain, high winds, lightning, hail, etc... all activities will be interrupted immediately and the following announcement will be made:
This event is postponed until further notice due to severe weather. Please leave the area or take cover as quickly as possible.
3. Identification of best available protective areas:
- a) In the event of a Tornado Warning, sighting, or touchdown the following locations are designated as the best available protective areas for **outside, open spaces** (e.g., ditches along the roadway):

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 - b) In the event of a Tornado Warning, sighting, or touchdown the following locations are designated as the best available protective areas for **inside areas** (e.g., house basement, inside a structure):
4. Julie Rohret will have available a mobile phone, or other communication device in case emergency responders must report to the area due to injuries.
5. This event will follow the 30-30 Rule for lightning. If lightning is observed and thunder is heard within 30 seconds, the event will be delayed until 30 minutes have passed since thunder was heard or the last flash of lightning.

CONTACT INFORMATION

Primary Contact	Steve Rohret	[REDACTED]
Secondary Contact	Julie Rohret	[REDACTED]

ADOPTION

This document is the initial Emergency Action Plan for Steve's Electric Inc and may be updated or amended as required.

Effective Date



STEVE'S ELECTRIC, INC

4041 COSGROVE RD SW, OXFORD IA 52322 319-545-2118 steveselectric@southslope.net

3/25/2022

Johnson County, Iowa
Application For Conditional Use Permit
Letter of Intent



To Whom it may concern;

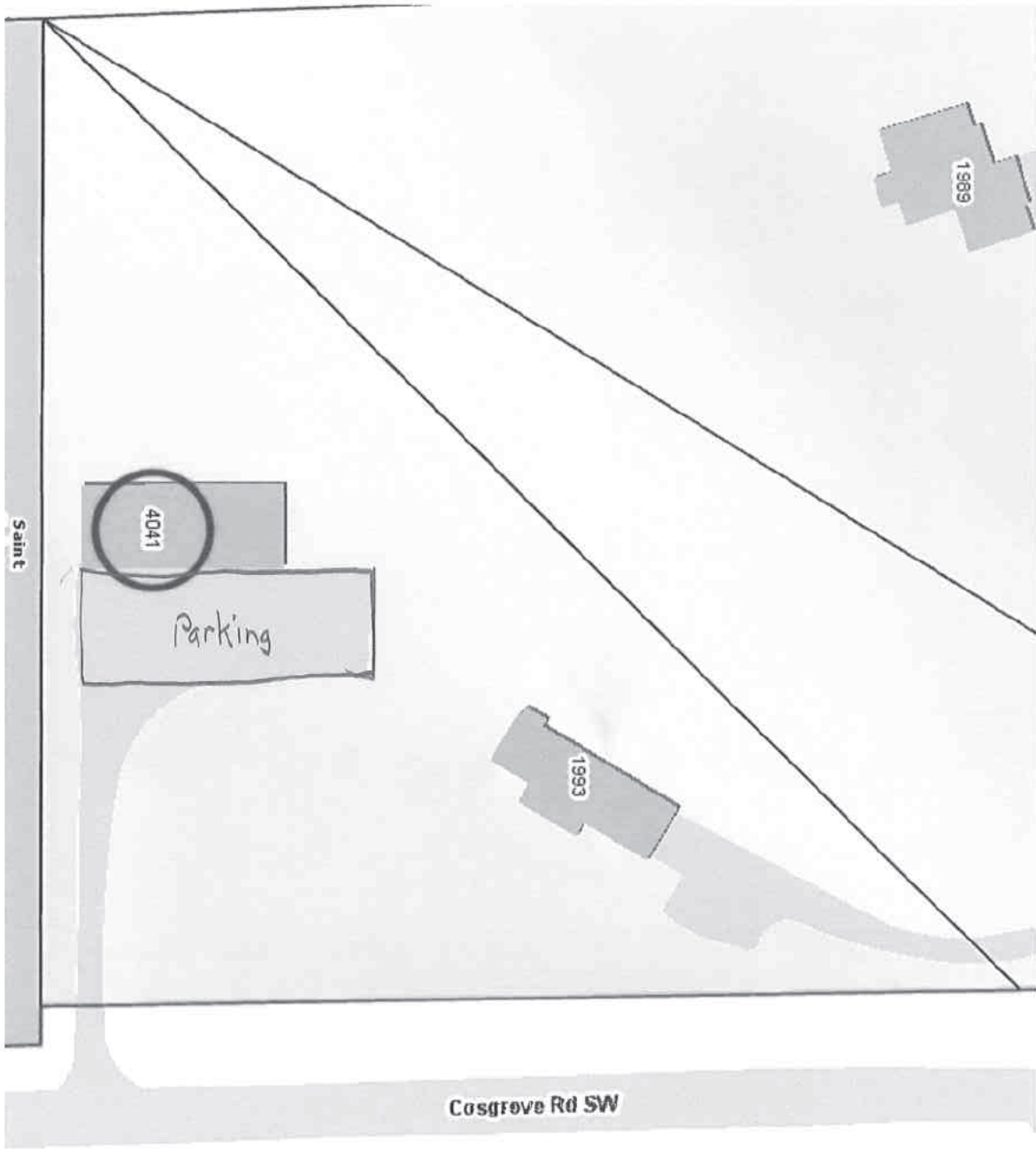
Proposed use for Electrical Business with eight (8) employees working from 7:30 a.m. to 4:00 p.m. with maximum one public expected on site at any one time. Four trucks used for service and no signage on property except on vehicles.

Sincerely,

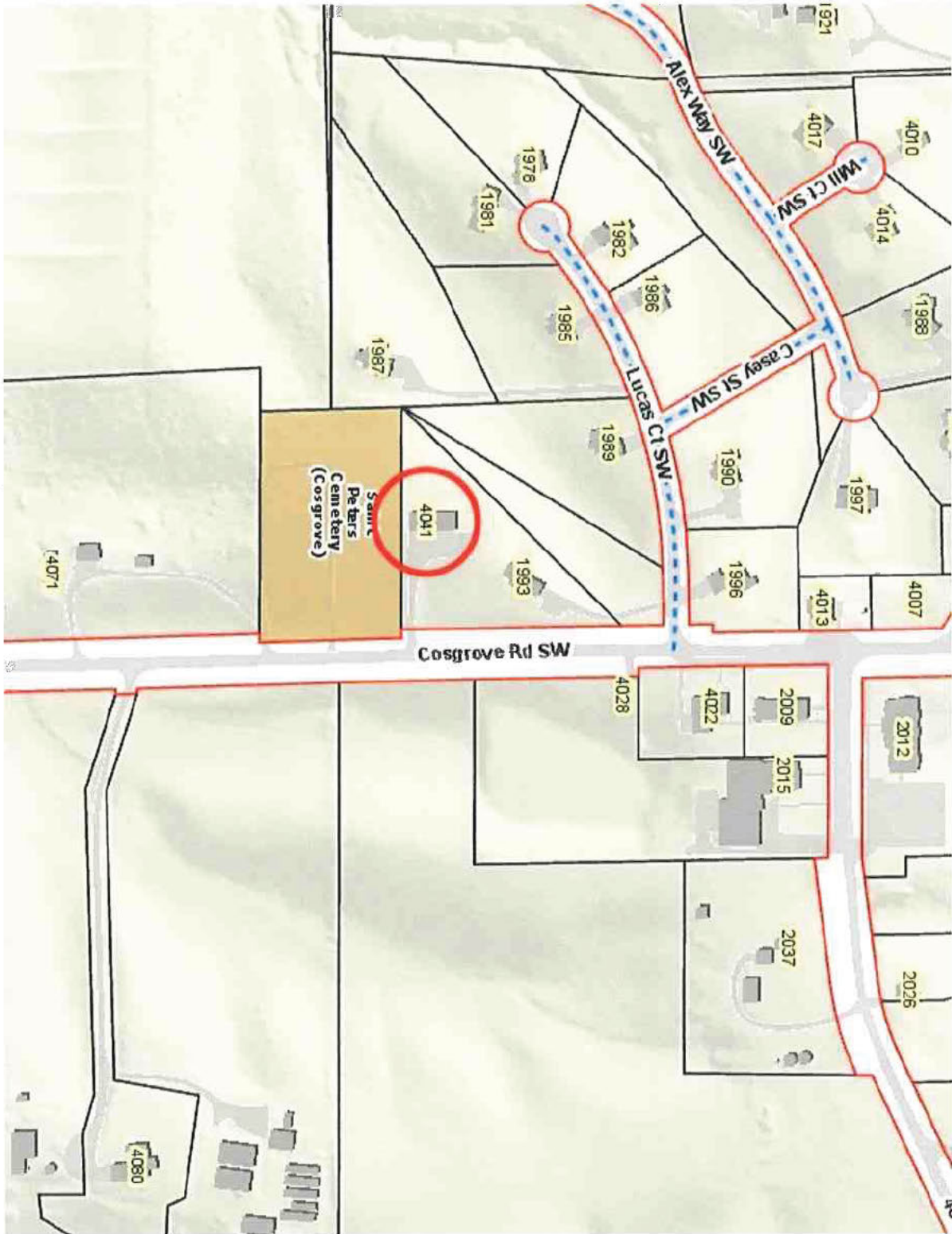
Steve J Rohret

Steve's Electric Inc.

JOHNSON COUNTY
FILED
OCT 17 2024
PLANNING,
DEVELOPMENT & SUSTAINABILITY



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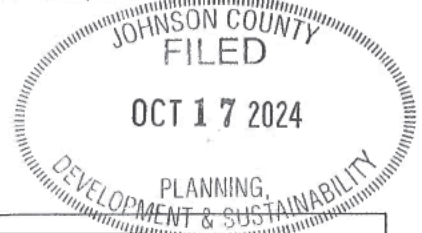




Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health Zoning Application



Applicant Name: Steve J. Rohret		Phone Number: [REDACTED]	
Address: 4041 Cosgrave Rd SW		City: Oxford	State: Zip: IA 52322

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 25.00 + 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: Steve J Rohret Date: 3-25-22