

Office Use Only	2/13/25	\$	BDA-25-28666
	Date Filed	Fee	Application Number



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.]):

American Towers LLC is proposing to build a 251' tall Self Supporting communications tower and a relocation for the existing tower located at the quarry east of I-35, which is slated to be removed.

On property located at (street address if available or layman's description):
3102 355th St SW, Oxford, IA

Parcel Number(s): 1102302002

The property consists of 20.63 total acres, and is currently zoned R20

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.

Steve Branin
Name of Owner

Andy Bobrytzke obo American Tower LLC
Name of Applicant (if different)

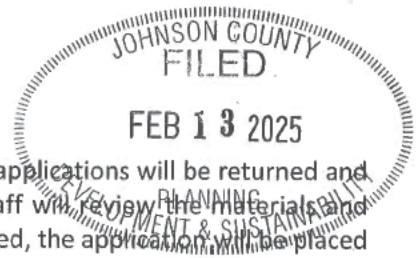
10 Presidential Way Woburn, MA 01801
Applicant Street Address (including City, State, Zip)

[Redacted]
Applicant Phone Applicant Email

Andrew J. Bobrytzke
Applicant Signature

See back page for Application Submittal Requirements and Checklist

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



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: \$ _____)		
This application form with all information completed		(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		✓
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		✓
If working with an engineer: CAD line work of the site plan, following the guidance below		
Proof of application to the Johnson County Health Department for a Public Health Zoning Application		✓
<u>For requests to establish Utility Scale Solar</u> (use area of 20 acres or less): <ul style="list-style-type: none"> • Completed "Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions)", accompanied by all information outlined on said checklist. • Electronic Submission of all materials is required. 		
<u>For requests for Commercial Communications Towers</u> , include the following: <ul style="list-style-type: none"> • Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> Sensitive Areas waiver. • Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver 		✓

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.



SMJ INTERNATIONAL, LLC. 49030 Pontiac Trail Ste.100, Wixom, MI 48393



February 10, 2025

Planning, Development & Sustainability
Johnson County, Iowa
c/o Maya Simon
913 S Dubuque St.
Iowa City, IA 52240

Re: American Towers LLC- Telecommunication Tower Facility
SITE NAME: STRELO QUARRY IA
SITE NUMBER: 212086
Parcel Number 1102302002
3102 355TH ST SW
OXFORD, IA 52332

Johnson County Planning,

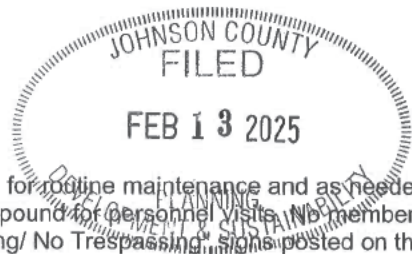
Per the specific requirements set forth in the Conditional Use Permit application and Johnson County's language ordinance for telecommunication facilities, please note the following:

General Site Characteristics

American Tower, LLC, commonly referred to as ATC throughout this document, is proposing the construction of a 251.3 foot-tall, self-support telecommunication tower and associated facilities (hereinafter referred to as "Facility") on property within Johnson County jurisdiction. The ATC designation for this project is STRELO QUARRY IA. This proposed tower is a RELOCATION if an existing tower located .5 miles East at the quarry owned by River Products Company. That lease is expiring in 2025, and the owner needs it removed. There are two (2) existing carriers, AT&T and DISH, at the current tower site, ATC needs to build a new tower and then remove the existing tower. The existing tenants are located at the 238' and 220' elevations on the existing tower and will need these elevations to avoid coverage gaps. This project proposal has been prepared by Andy Bobrytzke, Project Manager for SMJ International, and contractor/ agent of ATC.

This project is being proposed by way of a Conditional Use Permit on property located off 355th Street SW, in Clear Creek Township, leased from property owners Steven C. Branin and Jayne L. McQuillen. The Johnson County parcel number is 1102302002. The property owner's address is 3102 355TH ST SW, OXFORD IA 52322.

The subject property is zoned R-Residential. As such, ATC has developed a site plan and all associated documents in accordance with language found in Johnson County's Code of Ordinances for Commercial Telecommunication Towers and the Residential District.



Personnel, Parking, Operating Hours. and Site-Specific Operating Information

Once constructed, the Facility will be unmanned. ATC will send personnel to the Facility for routine maintenance and as needed for site-specific work. A gravel turnaround will be constructed outside of the fenced compound for personnel visits. No members of the public should be on site as the Facility is private and secured with several "Warning/ No Trespassing" signs posted on the perimeter of the fence.

No signage, except for that required by law and Johnson County ordinance will be placed on site. The tower will be illuminated per the Federal Aviation Administration's (FAA) required lighting standards (FAA Approval Pending)

The tower will be collectable, already has two (2) tenants, and has capacity for additional users, subject to leasing from ATC under commercially reasonable terms, and subject to the structural capacity of the tower.

Location Map

Please refer to the included Location Map showing County roads serving the Facility as well as surrounding properties with the names of the property owners. Additionally, the site-specific location can be found on the Construction Drawings.

Site Plan

A copy of Construction Drawings depicting the proposed Facility are enclosed.

The architectural and engineering company developing associated zoning drawings and Construction Drawings on our behalf is ATC Tower Services LLC.,

The proposed Lease Parcel for this project is 5,625 square feet. An Access/Utility Easement is also being proposed commencing from 355th Street. Legal descriptions of the Lease Parcel and Easements are shown in the Survey. Both the Survey and the Construction Drawings show a site layout and tower information. The coordinate-specific location of the tower is shown on the Construction Drawings.

Property Owners within five hundred feet (500') of the Subject Property

A list of eleven parcels within 500' of the subject property, as well as a list of the names and address of the Deed is enclosed.

Application and Fee

Two (2) copies of the application are included. The \$250.00 payment for the Conditional Use Permit will be paid via Credit Card and called in.

Special Exception for Variance Approval Application and Fee

Two (2) copies of the application are included. The payment for the Conditional Use Permit will paid via Credit Card and called in via Credit Card and called in.

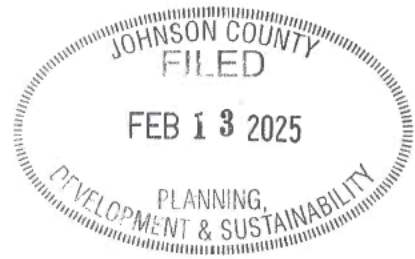
Stormwater Management Plan

A Grading Plan is included in the Construction Drawings, Sheet C-201

Official Comment or Waiver from any City Located within two (2) miles of the proposed use.

Waiver documents have been requested from the following jurisdictions:

- Iowa City
- Tiffin
- Coralville



With respect to Johnson County's ordinance language related to the placement of commercial communication towers, specifically, Section 8:1.23(H), please note:

Application Materials

The specific location for the proposed telecommunication project was approved by AT&T, and DISH Wireless Engineers to maintain coverage and capacity in the area. There are two (2) telecommunication towers located approximately 0.5 miles from the proposed location. One is the existing ATC tower that is scheduled for removal, the other is a proposed US Cellular tower that is only 180' tall.

Application for CUP is enclosed with fee

Proof of liability insurance is enclosed

Site Plan (Construction Drawings) are enclosed.

Proof of Liability Insurance is enclosed

A Stormwater Management Plan is shown on Sheet C-201 of the Construction Drawings

A Sensitive Areas review, specifically, an archeological report is also required prior to full CUP approval. (Part of NEPA)

A NEPA Environmental Site Assessment Report was prepared by Partner Engineering & Science, 2154 Torrance Blvd, Suite 200, Torrance, CA 90501. This report is enclosed in Thumb Drive, as it is too large to print.

Setback Standards

ATC is requesting a Special Exception for Setbacks to reduce the requirements to 50% for this project will be met by way of a 110% setback to "...parcel lines and occupied structures..." as required by Johnson County 8:1.23 - H.2.a.

An Engineering Fall Letter, prepared by Thomas T. Wilson, P.E., Design Engineer

No guy anchors are required at this Facility. All accessory structures will comply with Agricultural district setbacks.

Landscaping Buffer

A landscaping consideration has been included with the proposed site plan as required by Johnson County 8:1.23 - H.3.a-d. This can be seen on sheets C-101 & C-201, C-401, E-401 of the Construction Drawings.

The trees to be planted will meet the height requirements of the ordinance. Trees shall have a minimum mature height of twenty five (25) feet, and shall be at least six (6) feet tall within three (3) years of installation. Plants can include shrubs, grasses, or other native plants..

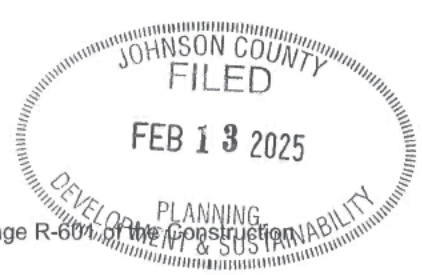
ATC understands this screening evaluation requirement.

Security Fencing.

The proposed site will be secured by a locked gate and an eight (8) foot tall security fence, with barbed security strands. The site will be visually inspected by the ATC twice annually and the tower will be inspected per TIA (Telecommunications Industry Association) standards. Additionally, warning/no trespassing signs shall be posted every (20) feet.

Lighting.

All lighting will comply with subsection 8.1.24 of the Johnson County Code of Ordinances. The only tower lighting will be lighting required by the Federal Aviation Administration.



Independent Inspection.

ATC agrees to comply with the inspection requirements stipulated in the Ordinances. See page R-604 of the Construction Drawings

Safe Operation.

ATC is committed to constructing, operating, and maintaining the Facility consistent with all applicable laws and regulations.

Decommission Plan.

Should the tower become unused for a period of twelve (12) months, ATC agrees to remove the tower Facility consistent with Johnson County requirements within the subsequent twelve (12) months. The lease between the landowner and ATC requires that the tower be fully removed upon termination or expiration of the lease.

Environmental Standards.

The Facility will comply with all applicable environmental standards stipulated in Chapter 8.3 of the Johnson County Code of Ordinances. These standards have also been referenced in the Application Materials portion of this document (Section 1.d).

The required Building Permit will be applied for upon zoning approval & general contractor selection.

Andy Bobrytzke

Andy Bobrytzke
Project Manager
SMJ International, LLC

