

TAMA COUNTY ZONING BOARD OF ADJUSTMENT MINUTES

Conditional Use Permit for Manatt's Inc

Thursday February 12, 2026. Administration Building, 104 W State Street, Toledo IA.

Board members present: Nancy Yuska, Scott Snyder, John Wagner. (Absent: David Sherwood, Nancy Smith)

Zoning Administrator: Laura Wilson

3 community members were present in the room, with none attending via Teams.

MINUTES:

The meeting was called to order at 6:00 PM by Yuska, followed by the Pledge of Allegiance.

Motion by Wagner, second by Snyder to approve the agenda. All Ayes, motion carried.

Motion by Wagner, second by Snyder to nominate Nancy Yuska as 2026 Board of Adjustment Chairman. All Ayes, motion carried.

Motion by Snyder, second by Yuska to nominate John Wagner as 2026 Board of Adjustment Vice-Chairman. All Ayes, motion carried.

Motion by Snyder, second by Wagner to approve the Minutes from the previous meeting on 12/8/25. All Ayes, motion carried.

Zoning Administrator Wilson recommended approval of the Conditional Use Permit, with whatever conditions the Board feels necessary. All application paperwork was in order. No public comments were received by the Zoning Administrator prior to the meeting.

Bryan Wacha made the Conditional Use Permit presentation on behalf of Manatt's Inc, as a General Manager of Asphalt Division. The request was for a Temporary Asphalt Batch Plant to be placed in Wendling Quarries in Montour. The project this Plant will be used for is currently planned for August through November 2026, on Highway 63 from the North limits of Toledo through one mile South of the Highway 96 intersection. Joel Mills, the Environmental Manager with Manatt's, was also present.

The members of the Board of Adjustment asked questions about the site location, the status of the Plant and other questions about the quarry. Possible conditions for the permit were discussed.

There were no public comments presented during the meeting.

Motion by Snyder to approve the Conditional Use Permit, second by Wagner. Roll Call Vote; All Ayes, motion carried 3-0. Conditions of the permit are 1) the end date of the CUP will be the completion of the project, anticipated to be November 2026, and 2) if the project will be unexpectantly extended, that will be coordinated with the Zoning Administrator.

Motion to adjourn by Snyder, second by Wagner. All Ayes, motion carried. Meeting adjourned at 6:16 PM.

***VIDEO RECORDING OF THE TAMA COUNTY ZONING BOARD OF ADJUSTMENT MEETING HELD FEBRUARY 12, 2026 WILL BE AVAILABLE ON THE TAMA COUNTY YOUTUBE CHANNEL ***

Respectfully Submitted,

Laura Wilson