MINUTES OF THE MONONA COUNTY
BOARD OF ADJUSTMENT
PUBLIC HEARING, October 20, 2026

On October 20, 2026, the Monona County Board of Adjustment held a public hearing.

Members present by roll call: Nancy McGrain, Marvin Hausman, Lois Wilson, Wray Wright
Absent: Angela Lyons
Others Present: Zach Greder, Crary Huff Attorney at Law, Justin Sprague, Engineer, Brian Gallop, Hawthorn Holding. Operator / Decision Maker for Hawthorn Holdings Jay Layman present by Zoom, Haley Bryan, Monona County Attorney, Jim Wigton, Monona County IT, Sandy Bubke, Monona County Zoning Administrator. Public present for the Public Hearing, see sign in sheet.

Marv Hausman, chair, opened the public hearing at 9:05 a.m. and read the opening statement. Hawthorn Holdings is appealing the NOV #037 that was sent to them concerning a project at 17902 Pear Avenue, Castana, Iowa.

Zoning Administrator, Sandy Bubke, presented her case on how she came to the conclusion of sending Hawthorn Holdings a notice of violation, NOV #037. After reviewing all the written information submitted concerning a lagoon project at the above listed address, The Zoning Administrator came to the conclusion that the project was not Ag Exempt, according to the Monona County Zoning Ordinance, Chapter 100.

Attorney Zach Greder gave his opening statement arguing the definition of Ag Exempt and that Hawthorn hopes that the BOA would uphold the appeal and let Hawthorn Holdings move forward with the plans for the property.

Engineer Jack Sprague explained the difference in the Iowa Code Chapters and discussions with IDNR and IDALS. With the discussion with the IDNR Solid Waste Department, they felt they meet the requirements of the code, but they were exempt from a permit from DNR.

Jay Layman discussed the initial plan for the property and that were not going to move forward with the initial plan. They would like to still develop the property and feel they are Ag Exempt and permits would not be required by the county.

There was a public comment period and a few in attendance stressed that they did not want the project to move forward. The Zoning Administrator received 6 written comments. They were shared with the BOA and copies made for the Hawthorn Holdings attorney.

After Marv Hausman called for discussion by the board.

Marv Hausman closed the public hearing at 10:00 a.m. Marv called for a motion concerning the appeal of NOV #037.

Motion was made by Lois Wilson to deny the appeal. Motion seconded by Wray, roll call vote:

Wray – Yes, I support the motion to deny the appeal
Lois – Yes, I support the motion to deny the appeal
Nancy – Yes, I support the motion to deny
Marv – Yes, I support the denial

Motion carried to approve the denial of the appeal.

The meeting was audio recorded and recorded on Zoom.

Respectfully submitted,

_____ _____

Sandy Bubke, Administrator
Monona County Zoning

Chairman, Board of Adjustment

DRAFT