

**RESOLUTION 2025-36**

**RESOLUTION APPROVING THE SITE PLAN FOR MANATT'S INC FOR A  
TEMPORARY CONCRETE PLANT.**

WHEREAS, Manatt's Inc. ("Manatt's"), is leasing a parcel known as 1001 S. Downey Street, West Branch, Iowa (the "Property"); and

WHEREAS, Manatt's has submitted a proposed Site Plan for a temporary concrete plant for an upcoming project; and

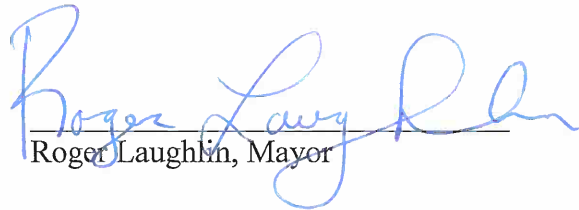
WHEREAS, the City Engineer and Public Works Director have reviewed the proposed site plan and provided comments; and

WHEREAS, the Planning and Zoning Commission has reviewed said Site Plan and recommended approval of the same; and

WHEREAS, said Site Plan complies with the requirements of Chapter 167 of the Code of Ordinances of the City of West Branch.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the site plan of Manatt's Inc., Brooklyn, Iowa, is hereby approved.

**Passed and approved this 7th day of April, 2025.**

  
\_\_\_\_\_  
Roger Laughlin, Mayor

ATTEST:

  
\_\_\_\_\_  
Leslie Brick, City Clerk



1775 Old 6 Rd  
PO Box 535  
Brooklyn, Iowa 52211

641 522.9206 O  
641 522.5594 F

City of West Branch

Site Plan Application

Manatt's, Inc., a concrete paving company out of Brooklyn, Iowa will be working on the project IM-NHS-080-7(128)251—03-52 HMA Pavement – Grade and new in Johnson and Cedar Counties on Interstate 80. Manatt's, Inc. proposes to set up its temporary portable concrete batch plant at 1001 S. Downey, West Branch, Iowa. This property, owned by Bedrock LLC, is currently zoned HCI – Highway Commercial Industrial District. Manatt's, Inc. expects to move to the site around mid-April to begin paving and will depart Late June/July. The plant will be removed upon project completion.

All haul routes will be limited to I-80, ensuring that no truck traffic related to Manatt's, Inc. operation will travel on West Branch roads north of I-80. Project and plant access will be restricted to Baker (Downey) from the I-80 interchange South to the plant site.

Manatt's, Inc. will comply with all applicable IDNR permitting requirements for the plant site, including air emissions permits and Storm Water Discharge Permits. Water will be utilized for dust control as needed, and appropriate erosion control measures will be implemented.

Manatt's, Inc. respectfully requests your consideration of the attached application. Please feel free to reach out with any questions or concerns regarding this application.

Rachel Kesterson  
Manatt's, Inc.  
rachelk@manatts.com



110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

**SITE PLAN APPLICATION**

**Applicant Information:**

Name: Manatt's, Inc.  
Address: PO Box 535 Brooklyn IA 52211  
Street or PO Box # City State Zip Code  
Phone: (641) - 522 - 9206 Email: rachel.k@manatts.com

**Additional Contact:**

Name: Chris Sawin  
Phone: 319 - 560 - 1135 Email: chriss@manatts.com

**Property Owner (if other than applicant):**

Name: Bedrock LLC  
Address: PO Box 1940 Iowa City IA 52244  
Street or PO Box # City State Zip Code  
Phone: 319 - 331 - 1558 Email: Andy.Bockendtedt

**Property Information:**

Address (if no address, list name of closest streets): 1001 S. Downey St.  
Assessor's Parcel # (Attach Legal Description): 0500 - 13 - 17 - 100 - 001 - 0  
Current Zoning: HCI - Highway Commercial Industrial District

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X \_\_\_\_\_

Rachel Kesterson

Signature of Applicant

03-17-25

Date

**Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.**

**Site Plan Application Fee: \$200.00. Special Meeting Request fees are \$150.00 per meeting.**

\*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, Lift Station Connection Fees (Chpt.100) and mailing costs. Applicant will be billed for additional costs and must be paid before Site Plan Application will proceed.

**Include with this application:**

- 1 complete copy of this application form.
- Detailed Site Plan – The site plan shall contain all the information required by Sections 167.04 and 167.06 unless otherwise waived by the Zoning Administrator. Submit 5 copies of site plan and associated documents, no larger than 11 x 17 or email Acrobat "PDF" files of all materials to [leslie@westbranchiowa.org](mailto:leslie@westbranchiowa.org) for distribution.
- Other information deemed necessary by the City Staff for the review of the proposed project

**For Staff Use:**

3/19/25 Date application received - includes detailed site plan

3/19/25 Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Engineer, City Attorney, Fire Chief, Public Works Director and Zoning Administrator

N/A Date of Pre-application conference

\_\_\_\_\_ Date comments / recommendations received from City Engineer

\_\_\_\_\_ Date comments / recommendations received from Zoning Administrator

3/25/25 Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting

n/a Date of second Planning & Zoning Commission meeting

3/29/25 Date Planning & Zoning approved Site Plan

4/7/25 Date of City Council meeting to approve Site Plan (approved by Planning & Zoning)

4/7/25 Action taken by City Council Approve Deny

4/2/25 Date applicant notified of City Council decision

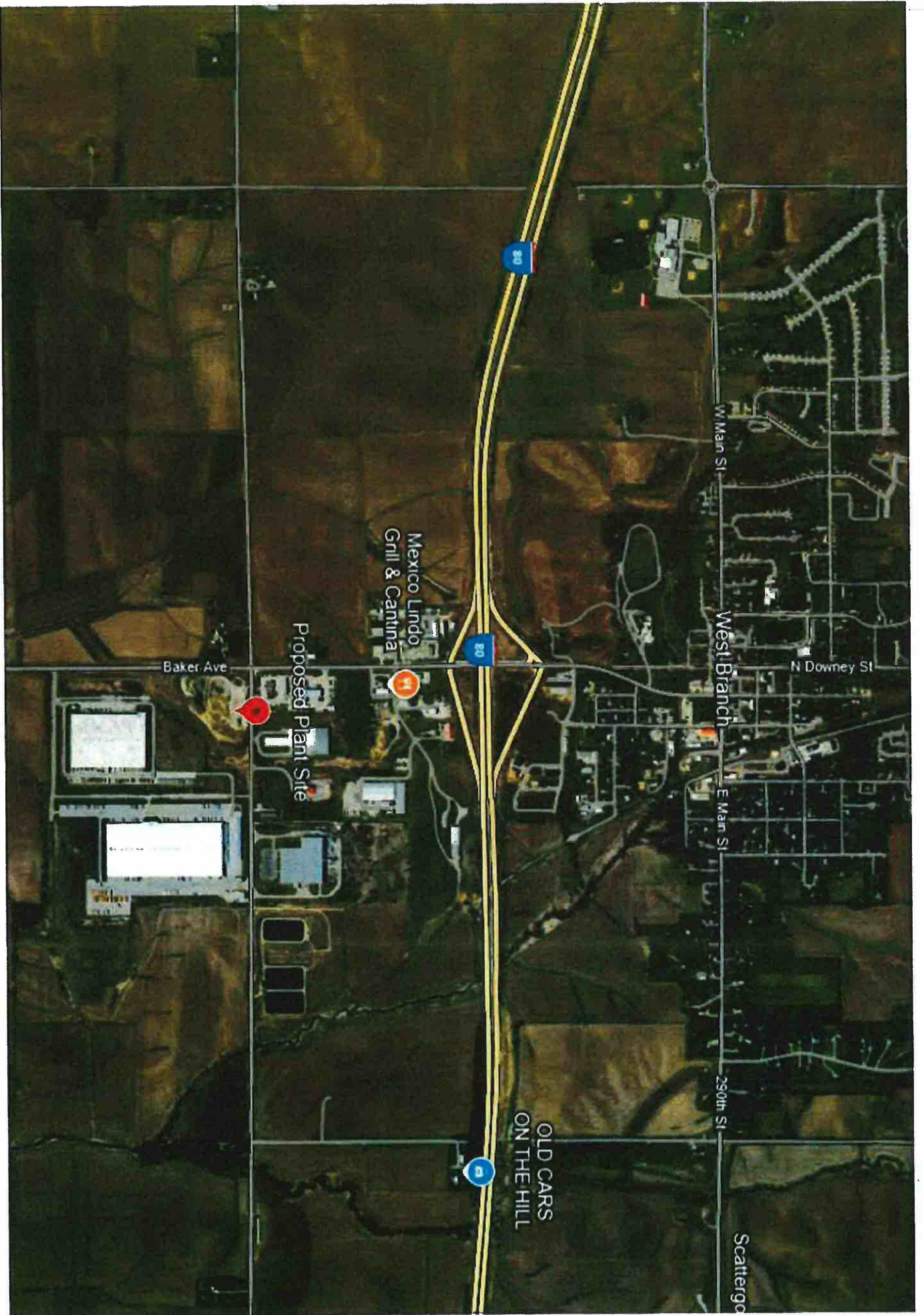
Miscellaneous Information:

Leslie Brick - City Clerk

Signature of City Official

4/8/25

Date



Proposed Plant Site

Mexico Lindo  
Grill & Cantina

Baker Ave

OLD CARS  
ON THE HILL

W Main St

West Branch

N Downey St

E Main St

290th St

Scatterg