

Nov. 27, 1974  
Courthouse  
Tipton, Iowa

The Cedar County Zoning Commission held a Special Meeting at the Courthouse in the City of Tipton, Iowa, at 10:00 AM. The meeting was presided over by Chairman Loeffler. Present were Commission members Busching, Loeffler, Voss, Chambliss, Suchomel, and Zoning Administrator Dvorak. Absent was Commission member Worrall. Also present at the meeting were Mr. Louis Schroeder and Mrs. Gary Green.

The purpose of the meeting was to review survey plat of three lots adjacent to Highway 130 just east of Bennett as presented for approval by Mr. Schroeder. The question of access roads to the lots came up for considerable discussion since these would be directly off Highway 130. In view of the fact that the State Highway Commission placed no restrictions on the access roads, and the plat submitted conformed to Subdivision Ordinance for Cedar County, motion was made by Busching, seconded by Voss, to approve survey plat as submitted. Motion carried unanimously.

The minutes of the November 12, 1974, Public Hearing were read. Motion was made by Busching, seconded by Voss, to approve the minutes as presented. Motion carried unanimously.

It was also agreed to dispense with the regular December meeting of the Commission unless new and further business was to come before the Commission requiring a regular December meeting.

There being no further business to come before the Commission, upon motion by Chambliss, seconded by Suchomel, the meeting adjourned at 10:45 AM.

Mildred Suchomel  
Secretary

Albert G Loeffler  
Chairman

Nov. 12, 1974  
Courthouse  
Tipton, Iowa

The Cedar County Zoning Commission held a Public Hearing at the Court-house in the City of Tipton, Iowa, at 10:00 AM. The hearing was presided over by Chairman Loeffler. Present were Commission members Busching, Loeffler, Voss, Suchomel, and Zoning Administrator Dvorak. Absent were Commission members Chambliss and Worrall.

The minutes of the Oct. 16, 1974, regular meeting were approved as read.

Petition of Delbert Hayes, file #3874, was presented to the Commission. Mr. Hayes was present and requested that a special permit be issued to him for the purpose of operating a junk yard on his property located off the Cedar Valley pavement consisting of a one-half acre site on which he now resides and on which he has been conducting such business. Motion was made by Busching, seconded by Voss, that a temporary permit to operate a junk yard be issued to Mr. Hayes for one year from date of issue, subject to review or renewal by the Commission at the expiration of said period of time. Motion carried unanimously.

The next order of business was to review file #3674 of Twin State Engineering and Chemical Company, represented at the hearing by Mr. R. Hovey Tinsman, Jr. There were no objectors present. A letter from the Durant Chamber of Commerce endorsing this petition was read by the Zoning Administrator. This application had already been considered at the Oct. 16, 1974, regular meeting and, since there were no objections on record, motion was made by Suchomel, seconded by Voss, to grant said petition. Motion carried unanimously.

The Commission then proceeded to review a partial draft of the proposed Zoning Ordinance for Cedar County with Mr. Lee Schoen, Planning and Engineering Consultant. Additional work is to be completed in this area before any action is taken by the Commission.

The Commission also discussed the as yet unpublished Subdivision Regulations for Cedar County. In a motion of concern, introduced by Voss, seconded by Busching, it was suggested that the Zoning Administrator follow through on the lack of publication of the Subdivision Ordinance as previously approved by this Commission on Aug. 13, 1974, and by the Board of Supervisors on Sept. 23, 1974. Motion carried unanimously.

The hearing closed at 11:55AM.

Oct. 16, 1974  
Courthouse  
Tipton, Iowa

The regular meeting of the Cedar County Zoning Commission was held in the Courthouse in the City of Tipton, Iowa at 10:00 AM. The meeting was called to order by Chairman Loeffler. Present were Commission members Voss, Busching, Chambliss, Loeffler, Suchomel, and Zoning Administrator Dvorak. Absent was Commission member Worrall. Other interested parties attending the meeting were Mr. Carl Schacht, the Mayor of Durant, and Mr. R. Hovey Tinsman, Jr.

The minutes of the Sept. 18, 1974, meeting were approved as read.

Petition of Twin-State Engineering & Chemical Company, file #3674, to re-zone approximately 108 acres located in Farmington Township in Cedar County, from A-1 to I-2 was next considered by the Commission. Mr. Tinsman, Jr., representing Twin-State, presented to the Commission Twin-State's proposed plans for use of the area including building, storage, chemicals involved, distribution procedures and land use, also a background of their business and their need for an area location such as the one under consideration. The Mayor of Durant, Mr. Schacht, stated he was authorized to speak for the City Council of Durant and they felt the location of Twin-State in the area under consideration would present no problems of any magnitude for the City of Durant, they would be glad to have Twin-State in the area and it was hoped the proposed petition would meet with the approval of the Zoning Commission. A motion was made by Chambliss, seconded by Voss, to go into executive session, Motion carried unanimously. Procedural methods were then discussed and the Commission returned to regular session. A motion was then made by Chambliss, seconded by Busching, to hold a public hearing on Twin-State's petition. Motion carried unanimously. Mr. Dvorak is to handle matters pertaining to publication of notice to all interested parties.

There being no further business to come before the Commission, upon motion by Suchomel, seconded by Voss, the meeting adjourned at 11:20 AM.

*Michael Suchomel*  
Secretary

*Albert Loeffler*  
Chairman

Sept. 18, 1974  
Courthouse  
Tipton, Iowa

The regular meeting of the Cedar County Zoning Commission was held in the Courthouse in the City of Tipton, Iowa, at 10:00 AM. The meeting was called to order by Chairman Loeffler. Present were Commission members Chambliss, Busching, Loeffler, Worrall, Suchomel, and Zoning Administrator Dvorak. Absent was Commission member Voss.

The minutes of the August 21, 1974, meeting were approved as read.

A motion was made by Suchomel, seconded by Chambliss, to consider only those petitions for rezoning which are submitted to the Zoning Administrator prior to the first day of the month of the regularly scheduled monthly meeting of the Commission in order to give the Commission members more time to familiarize themselves with each petition submitted. Motion carried unanimously.

Petition of Robert McElderry, file #3274, to rezone approximately 2 acres from A-1 to R-1 was next considered by the Commission. Motion was made by Suchomel, seconded by Busching, to approve said petition. Motion carried unanimously.

Next order of business was petition of Alan Gorton, file #3474, presented by Ron Follmann, to rezone a 5-acre plot from A-1 to R-1. Motion was made by Chambliss, seconded by Worrall, to approve said petition. Motion carried unanimously.

Petition of James Sissel, file #3374, to rezone 3.96 acres from A-1 to R-1 was next considered by the Commission. Motion was made by Chambliss, seconded by Busching, to approve said petition. Motion carried unanimously.

There being no further business to come before the Commission, upon motion by Busching, seconded by Suchomel, the meeting adjourned at 11:00 AM.

Mildred Suchomel

Secretary

Albert J. Loeffler

Chairman

August 21, 1974  
Courthouse  
Tipton, Iowa

The regular meeting of the Cedar County Zoning Commission was held in the Courthouse in the City of Tipton, Iowa, at 10:00 AM. Present were Commission members Worrall, Busching, Suchomel, Voss, Chambliss and Zoning Administrator Dvorak. Absent was Chairman Loeffler.

The meeting was opened by the Secretary. A motion was made by Busching, seconded by Voss, to nominate Lester Chambliss as Vice-Chairman of the Commission. The motion carried unanimously. Thereupon Vice-Chairman Chambliss presided over the meeting.

The minutes of the July 17, 1974, regular meeting and the minutes of the August 13, 1974, public hearing were approved as read.

Petition of Hugh Stumbo, file #2774, to rezone approximately 7:38 acres from A-1 to R-1 for the purpose of erecting a single family dwelling on said site was next considered by the Commission. Motion was made by Busching, seconded by Worrall, to approve said petition. Motion carried unanimously.

Next order of business was petition of Melvin Thumma, file #2374, presented by Jack Reeve, to rezone 68.9 acres from A-1 and I-1 to R-2. Motion was made by Worrall, seconded by Voss, to approve said petition. Motion carried unanimously.

There being no further business to come before the Commission, upon motion by Busching, seconded by Suchomel, the meeting adjourned at 11:00 AM.

Mildred Suchomel  
Secretary

Albert G. Loeffler  
Chairman

July 17, 1974

Courthouse

Tipton, Iowa

The regular meeting of the Cedar County Zoning Commission was held at the Courthouse in the City of Tipton, Iowa, at 10:00 AM. The meeting was called to order by Chairman Loeffler. Present were Commission members Worrall, Loeffler, Chambliss, Suchomel, Voss, and Zoning Administrator Dvorak. Absent was Commission member Busching.

The minutes of the June 19, 1974, meeting were approved as read.

Discussion was held regarding a proposed public hearing on the Subdivision Regulations for Cedar County, as prepared by Lee Schoon, Planning & Engineering Consultant. Motion was made by Voss, seconded by Chambliss, that said public hearing be held in the Courthouse at Tipton, Iowa, on the 13th day of August, 1974, at 10:00 AM. The motion carried unanimously.

It was also agreed to dispense with the regular August meeting of the Commission unless new and further business was to come before the Commission prior to said regular meeting date.

There being no further business to come before the Commission, upon motion by Suchomel, seconded by Worrall, the meeting adjourned at 10:30 AM.

Mildred Suchomel  
Secretary

Lester Chambliss  
Vice - Chairman

August 13, 1974  
Courthouse  
Tipton, Iowa

The Cedar County Zoning Commission held a Public Hearing at the Courthouse in the City of Tipton, Iowa, at 10:00 AM. The hearing was presided over by Chairman Leoffler. Present were Commission members Worrall, Leoffler, Busching, Suchomel, and Zoning Administrator Dvorak. Absent were Commission members Voss and Chambliss.

Chairman Leoffler stated that the purpose of the hearing was to study the final draft of the Subdivision Regulations for Cedar County which have been prepared by Lee Schoon, Planning & Engineering Consultant. Chairman Leoffler then turned the hearing over to Mr. Schoon who proceeded to review said Subdivision Regulations with the Commission and those members of the public in attendance at the meeting. Mr. Schoon elaborated upon and clarified those inquiries brought up. There were no objections submitted nor recommendations made for any changes. Motion was made by Suchomel, seconded by Worrall, to refer final draft of Subdivision Regulations for Cedar County to the Board of Supervisors for their further handling. Motion carried unanimously. Since everyone present had been given a chance to voice his or her opinion, Chairman Leoffler declared the hearing closed at 11:15 AM.

The Zoning Commission then held a regular meeting immediately following to consider application #2374, a petition by Jack Reeve on behalf of Melvin Thumma for a zoning re-classification. Discussion was held regarding the regular August meeting, previously dispensed with, and upon motion by Busching, seconded by Worrall, to hold the regular August meeting and consider application #2374 at that time, said motion as presented carried unanimously.

Also discussed was application #2774 of Hugh Stumbo for zoning re-classification. Motion was made by Suchomel, seconded by Busching, that said application also be deferred until the regular August meeting. Motion carried unanimously.

Upon motion by Suchomel, seconded by Worrall, the meeting adjourned at 11:35 AM.

Mildred Luchow  
Secretary

Lester Chambliss  
Vice-Chairman



June 19, 1974  
Courthouse  
Tipton, Iowa

The regular meeting of the Cedar County Zoning Commission was held at the Courthouse in the City of Tipton, Iowa, at 10:00 AM. The meeting was called to order by Chairman Loeffler. Present were Commission members Worrall, Loeffler, Busching, Chambliss, Suchomel, and Zoning Administrator Dvorak. Absent was Commission member Voss.

The minutes of the May 1, 1974, meeting were approved as read.

The first order of business was to determine whether a majority of the Commission members were rural residents. With the exception of Busching and Loeffler, the remaining members reside in a rural area.

Application of Merle Laing, file #1574, for permission to rezone a  $5\frac{1}{2}$  acre plot from A-1 to R-1 was presented and considered. Motion was made by Chambliss, seconded by Loeffler, to approve said application. Motion carried unanimously.

Thereupon application of Richard Roszell, file #1474, for permission to rezone a 7 acre plot from A-1 to R-1 was considered. Motion was made by Suchomel, seconded by Busching, that said application for rezoning be approved. Motion carried unanimously.

File #1374, application of Melvin Duffy, requesting a change in zoning from A-1 to R-1 was next considered. Motion was made by Busching, seconded by Worrall, to grant said application request. Motion carried unanimously.

The next order of business to be considered was file #1174, petition of Don Dollar to rezone approximately 31 acres from A-1 to R-1. Future land use of this area was personally presented by Mr. Dollar and Mr. Link Martin, subject to approval by the Zoning Commission of Mr. Dollar's application. Upon consideration by the Commission, motion was made by Chambliss, seconded by Worrall, to approve said application. Motion carried unanimously.

There being no further business to come before the Commission, upon motion by Busching, seconded by Suchomel, the meeting adjourned at 11:10 AM.

Mildred Suchomel  
Secretary

Albert G. Loeffler  
Chairman

May 1, 1974

Courthouse

Tipton, Iowa

The Cedar County Zoning Commission held a meeting at the Courthouse in Tipton, Iowa, at 2:00 PM. The meeting was called to order by Chairman Loeffler. Present were members Loeffler, Suchomel, Busching, Chambliss, Voss, and Zoning Administrator Dvorak. Absent was Commission member Worrall.

The minutes of the April 5, 1974, meeting were approved as read.

The first part of the meeting was spent in considering application #874 of John Paul Wentz, Route #1, West Branch, for permission to rezone a 5-acre tract in Gower Township from A-1 to R-1. Motion was made by Busching, seconded by Suchomel to turn application down on the basis that soil conservation maps submitted indicated severe limitations for a sewer system to the majority of the property with moderate limitations on the remainder, a seasonally high water table, poor drainage, that property was subject to flooding and had a marginal percolation rate; also, that a change in zoning classification could be considered spot zoning. Motion carried unanimously.

The second part of the meeting centered on a discussion of regular monthly meetings of the Commission. Motion was made by Voss, seconded by Chambliss, that the Cedar County Zoning Commission meet regularly on the third <sup>Wed.</sup> ~~Thursday~~ of each month, commencing with the month of June, 1974. Time of the meetings shall be 10:00 AM at the Courthouse. Motion carried unanimously.

The third part of the meeting was attended by Mr. Lee Schoon and consisted of reviewing draft of Subdivision Ordinance for Cedar County, Sections 5 through 6, as prepared by Mr. Schoon. Motion was made by Chambliss, seconded by Busching, that Subdivision Ordinance, Sections 1 through 6, be presented by Mr. Schoon to the Cedar County Board of Supervisors for their consideration and further handling. Motion carried unanimously.

There being no further business to come before the Commission, upon motion made by Chambliss, seconded by Voss, the meeting adjourned at 4:00 PM.

Michael Suchomel  
Secretary

Albert Loeffler  
Chairman

April 5, 1974

Court-house

Tipton, Iowa

The Cedar County Zoning Commission held a Public Hearing at the Court-house in the City of Tipton, Iowa, at 10:30 AM. The meeting was called to order by Chairman Loeffler. Present were Commission members Worrall, Loeffler, Suchomel, Busching, Chambliss, Voss, and Zoning Administrator Dvorak. Also in attendance was Lee Schoon, Planning & Engineering Consultant.

A Special Permit by Cedar County to excavate sand and gravel, located on the northwest side of the new bridge in Massillon, was presented by the Zoning Administrator. After consideration by the Commission, motion was made by Chambliss and seconded by Voss that said Special Permit be granted. The motion carried unanimously.

The balance of the meeting consisted of reviewing draft of Subdivision Regulations, County of Cedar, as prepared by Lee Schoon. Discussions were held covering Sections 1 through 4 of said draft with Mr. Schoon answering and explaining numerous questions put to him by the Commission members and the Zoning Administrator. Additional drafts pertaining to zoning regulations for Cedar County are to be prepared and presented by Mr. Schoon before any decisive action is taken by the Commission members.

There being no further business to come before the Commission, upon motion by Chambliss, seconded by Voss, the meeting adjourned at 12:15 PM.

Approved - May 1st 2:00

Albert G. Loeffler  
Chairman

Mildred Suchomel  
Secretary