

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

:-:

Tipton, Iowa 52772

### Cedar County Zoning Commission Minutes

December 17, 1975

The Cedar County Zoning Commission held their regular meeting at the Courthouse on December 17, 1975 at 10:00 a.m. Commission members Voss, Chambliss, Loeffler and Zoning Administrator R. Dvorak were present. Individuals concerned with petition for rezoning their property (Mr. & Mrs. Marvin Koch) were present.

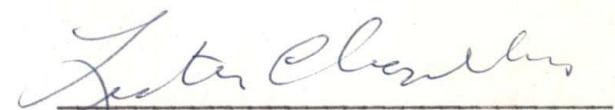
Meeting was opened with minutes from last meeting (Nov. 19, 1975) were read and approved as read.

Petition for rezoning Koch's Lake from A-1 to C-2 was discussed. Motion was moved by Chambliss and seconded by Voss to approved the petition.

Mr. Fraseur did not attend this meeting, therefore, this request will be considered at the next meeting.

Meeting was closed. Ayes All.

  
Alvin H. Loeffler  
CHAIRMAN

  
Lester Chambliss  
SECRETARY

:no

OFFICE OF  
**Cedar County Zoning Commission**

COURT HOUSE

TIPTON, IOWA

Cedar County Zoning Commission Minutes November 19, 1975

The Cedar County Zoning held their regular meeting at the Courthouse on November 19, 1975 at 10:00 a.m. Commission members Loeffler, Worrall, Voss, Busching, Chambliss and zoning administrator Dvorak were present.

A petition from Mr. and Mrs. William Jelovic to change the zoning on their property from A-1 to C-1 was considered. It was motioned by Chambliss seconded by Voss to approve the petition, Ayes all.

A petition from the Church of the Living Waters Ministries to change the zoning of 5 acres from A-1 to R-2 was discussed. Moved by Busching, second by Worrall that the change be approved, Ayes all,

Motion by Voss, seconded by Worrall the meeting be closed. Ayes all.

*W.L. Loeffler*

CHAIRMAN

*Lester Chambliss*

SECRETARY

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

:-:

Tipton, Iowa 52772

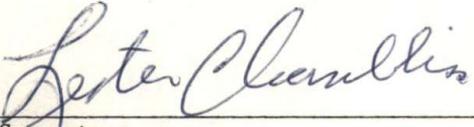
REGULAR ZONING MEETING HELD - October 23, 1975 10:00 a.m.

The regular meeting of the Cedar County Zoning Commission was held in the Courthouse, Tipton, Iowa, October 23, 1975 at 10:00 a.m. Present were Commission Members, Busching, Loeffler, Worrall, and Chambliss. Also attending was Zoning Administrator, Richard Dvorak.

The minutes of the previous meeting were approved as read.

A petition was submitted by William Wailand for a change of zoning from A-1 to C-1. After due consideration, it was moved by Busching, seconded by Chambliss that the request by Mr. Wailand be approved. Ayes - all.

Motion was made by Busching to adjourn. Seconded by Warroll. Motion carried.

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Chairman

Sept. 17, 1975  
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 on September 17, 1975. Present were Commission members Loeffler, Chambliss, Worrall, Voss, Busching, Suchomel and Zoning Administrator Dvorak.

The minutes of the Special Meeting held on August 27, 1975, and the minutes of the Public Hearing held on September 15, 1975, were read by the Secretary and approved as read.

Petition of Ruby Larsen, file #4575, to rezone a parcel of ground near Downey from A-1 to C-1 was next presented to the Commission. Miss Larsen was present and informed the Commission it was her desire to develop a shop within her home for arts and crafts, collectables and other articles of interest as produced by her or other interested persons. It was moved by Voss, seconded by Suchomel, that petition be granted. Motion carried unanimously.

Next order of business to come before the Commission was application of Mr. and Mrs. Delmar Kohl, file #5575, and application of Mr. and Mrs. Charles Hubler, file #5375, to rezone 29.6 and 30 acres, respectively, from A-1 to R-1. The petitioners were present along with Harold E. Dillon, their consultant. Petitioners stated their intent was to subdivide the area into lots for the purpose of erecting single family dwellings thereon. Commission members felt the area under consideration could be utilized in this manner providing all requirements of subdivision are met. A motion was made by Busching, seconded by Chambliss, to approve the applications. Motion carried unanimously.

The Commission next took up petition of Martin Burgess and Wayne Schoff, file #6075, to rezone 1.232 acres from R-1 to C-1 for the purpose of erecting a model home and installing a 3' x 3' lighted sign on the property. The Commission was informed that a model home could be erected on the property without a zoning change but that a change would be necessary for the installation of the lighted sign. The Commission was informed that requested change was solely for the purpose of conforming with existing state laws covering lighted signs. Motion was made by Chambliss, seconded by Voss, to grant said petition. Motion carried unanimously.

The Commission then took up the matter of an application of The Road to Christ Community Home of Living Water Ministries, File #5075 to rezone 30 acres of property on the George Kiser farm from A-1 to R-2. The Commission had previously met with representatives of the Living Water Ministries on August 20, 1975, and had also held a Public Hearing regarding the requested change in zoning on September 15, 1975. After considerable discussion,

Sept. 17, 1975

motion was made by Chambliss, seconded by Voss, to approve the requested zoning change. Chambliss asked that a roll call vote be taken and made a part of the minutes. The ensuing vote followed:

Chambliss - aye

Busching - nay

Voss - aye

Worrall - aye

Suchomel - nay

Leoffler - nay

No recommendation was made by the Commission to the Board of Supervisors only information as to the resultant vote.

There being no further business to come before the Commission, upon motion by Voss, seconded by Suchomel, the meeting adjourned at 11:25 AM.

Lester Chambliss  
Secretary Pro tem

Albert A. Leoffler  
Chairman

Sept. 15, 1975  
Courthouse  
Tipton, Iowa

The Cedar County Zoning Commission held a Public Hearing in the Courthouse in the City of Tipton, Iowa, at 10:00 AM on September 15, 1975. Present were Commission members Voss, Busching, Worrall, Loeffler, Chambliss, Suchomel and Zoning Administrator Dvorak.

The hearing was presided over by Chairman Loeffler and pertained to application of The Road to Christ Community Home of Living Waters Ministries to rezone 30 acres of property on the George Kiser farm from A-1 to C-1. Chairman Loeffler stated that no decision would be made by the Commission on this date -- that a decision would be made after the Commission members had a chance to study the matter further.

Those persons in favor of the proposed change were given a chance to speak first. The Rev. Edward Meyer, Guy Johnston and several young people now members of the Road to Christ Community spoke on behalf of rezoning. Rev. Meyer and Mr. Johnston spoke on the activities of the church organization, their present plans and future plans. Rev. Meyer also referred to a letter of recommendation written to the Commission by the Muscatine County Zoning Commission and signed by Duayne Miller, Zoning Administrator. The Commission acknowledged said letter and placed it on file.

Those opposed to rezoning had as their spokesman Mr. Steve Giese who presented a petition against rezoning bearing approximately 245 signatures. Mr. Giese stated that 90% of the persons signing the petition lived within a 5 mile area of the property under discussion. The petition stated several reasons for opposing the rezoning change. The Secretary read the petition for the benefit of all present, it was acknowledged by the Commission and placed on file. Other persons speaking in opposition to rezoning were Mr. and Mrs. Chester Sherwood, Robert Sherwood, Harry Schneider and Richard Fry.

Mr. Jim Hubler of the Department of Social Services in Tipton spoke only as an interested party making it clear that he was neither for nor against the proposed rezoning.

There were approximately 50 persons present at the hearing. The hearing closed at 11:10 AM after everyone present had been given an opportunity to voice his or her opinion.

Mildred Suchomel Albert Loeffler  
Secretary Chairman

August 27, 1975  
Courthouse  
Tipton, Iowa

The Cedar County Zoning Commission held a special meeting in the Courthouse in the City of Tipton, Iowa, on August 27, 1975, at 9:00 AM. Present were Commission members Chambliss, Busching, Worrall, Loeffler, Suchomel and Zoning Administrator Dvorak. Absent was Commission member Voss.

The minutes of the regular meeting held August 20, 1975, were read by the Secretary and approved as read.

The Commission then took up the matter of preliminary plat of subdivision project prepared by Lee Schoon for Hy-Gro, Inc. Mr. Schoon was present as was Chuck Bryant, one of the developers of the project. Preliminary plat was found to be in conformity with the necessary requirements of the subdivision regulations. However, a report was presented in person by the County Engineer who voiced concern regarding grade slopes of the proposed roads into the area and suggested that cuts be made and perhaps fill be brought in to get the grades down to a good slope in the interest of safety and for easy maintenance in the future. Motion was made by Chambliss, seconded by Busching, to approve said plat utilizing the recommendations of the County Engineer with respect to the proposed roads. Motion carried unanimously.

Next order of business was to review draft of the new zoning regulations for Cedar County with Mr. Schoon. Except for the inclusion of soil maps as a pre-requisite to rezoning, no other changes were made. Thereafter, motion was made by Busching, seconded by Suchomel, to recommend approval of said draft as written and present it to the Board of Supervisors for their further handling. Motion carried unanimously.

There being no further business to come before the Commission, upon motion by Chambliss, seconded by Suchomel, the meeting adjourned at 11:25 AM.

*Waldul Suchomel* *Albert L Loeffler*  
Secretary Chairman

August 20, 1975  
Courthouse  
Tipton, Iowa

The regular meeting of the Cedar County Zoning Commission was held in the Courthouse in the City of Tipton, Iowa, at 9:00 AM on August 20, 1975. Present were Commission members Loeffler, Chambliss, Worrall, Suchomel, Zoning Administrator Dvorak and his assistant, Randy Kramer. Absent were Commission members Voss and Busching.

The minutes of the July 16, 1975, meeting were approved as written.

A conference was held between the Commission members and several members of Christ Community Home of the Living Water Ministries regarding zoning requirements for a 30-acre tract of leased land on the George Kiser farm. Present to represent said religious organization were the Rev. Edward Meyer, Guy Johnston and Mr. Kiser. Also present as interested parties were Chester Sherwood and Harry Sherwood. For the interest of all concerned, the Commission felt it advisable to hold a public hearing on the matter and scheduled such public hearing for September 15, 1975, at 10:00 AM.

Next order of business was to meet with Mr. Lee Schoon to review Article XXI - Article XXII (Mobile Homes and Mobile Parks) of the new zoning ordinance.

A meeting was set up with Mr. Schoon for August 27, at 9:00 AM to review in its entirety draft of the new zoning ordinance prepared by him.

The Commission also met with Mr. Schoon to review preliminary plat of subdivision project consisting of 55 acres being developed by Hy-Gro, Inc., on the George Worsham farm.

There being no further business to come before the Commission, upon motion by Chambliss, seconded by Suchomel, the meeting adjourned at 10:40 AM.

*Mildred Suchomel*  
Secretary

*Albert G. Loeffler*  
Chairman

July 16, 1975  
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 on July 16, 1975. Present were Commission members Chambliss, Busching, Loeffler, Worrall, Suchomel, Zoning Administrator Dvorak and his assistant, Randy Kramer. Absent was Commission member Voss.

The minutes of the June 18, 1975, meeting were approved as written.

Petition #SD 175, from A. F. Wuestenberg, requesting subdivision of 2.05 acres near Bennett into two adjoining lots was presented to the Commission. Mr. Wuestenberg was present along with Mr. Harold E. Dillon who surveyed and prepared final plat of the area. All subdivision requirements for Cedar County being met and, there being no topography nor drainage problems, therefore, a motion was made by Busching, seconded by Worrall, that final plat be approved and transmitted to the Board of Supervisors with the recommendation that Mr. Wuestenberg be allowed to proceed with subdivision project. Motion carried unanimously.

*B. S. review  
7-17-75*

The next order of business to come before the Commission was application of Mr. and Mrs. Larry Grace and Herbert A. Sondergard, file #3675, to rezone a 2 acre tract, inclusive of roads, near Springdale, from A-1 to R-1. The petitioners were present to apprise the Commission of their intended use of the area, namely, the erection of a single family dwelling and garage for the occupancy of Mr. and Mrs. Grace. Formal consent had been received from the Williams Pipeline Company, who hold a right-of-way agreement on this property, to release the entire south half of the lot for a house and garage. Soil tests indicated the area suitable for the purpose intended, with the stipulation that the filter bed will need to be placed in the southeast corner of the property. There were no objectors present, and all other requirements were met. A motion was made by Chambliss, seconded by Suchomel, to grant said petition. Motion carried unanimously.

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

*Mildred Suchomel* *Albert E. Loeffler*  
Secretary Chairman

June 18, 1975  
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 on June 18, 1975. Present were Commission members Busching, Chambliss, Voss, Suchomel, Chairman Loeffler, Zoning Administrator Dvorak and his assistant, Randy Kramer. Absent was Commission member Worrall.

The minutes of the May 21, 1975, meeting were approved as written.

The minutes of the special meeting held June 11, 1975, were read by the Secretary and approved as read.

Petition of Carl Crispin, file #2075, to rezone approximately 4.1 acres from A-1 to R-1 was the next order of business to come before the Commission. Mr. Crispin was present at the meeting and stated his intended use of the area, that use being to erect a single family dwelling for his own occupancy. Soil maps indicated the area to be suitable for the purpose intended. There were no objectors present. All other requirements being met, a motion was made by Chambliss, seconded by Busching, to grant said petition. Motion carried unanimously.

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

Mildred Suchomel Albert G Loeffler  
Secretary Chairman

June 11, 1975  
Courthouse  
Tipton, Iowa

The Cedar County Zoning Commission held a special meeting in the Courthouse in the City of Tipton, Iowa, at 9:00 AM on June 11, 1975. Present were Commission members Chambliss, Worrall, Suchomel, Chairman Loeffler and Zoning Administrator Dvorak. Absent were Commission members Busching and Voss.

The Commission met with Mr. Lee Schoen, Planning and Engineering Consultant, for review and discussion of additional draft pertaining to the new zoning ordinance for Cedar County. More work is yet to be completed on the subject matter before any action is taken by the Commission.

The meeting adjourned at 11:40 AM.

Mildred Suchomel  
Secretary

Albert G Loeffler  
Chairman

May 21, 1975  
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 on May 21, 1975. The meeting was called to order by Chairman Loeffler. Present were Commission members Busching, Voss, Suchomel, Chambliss, Loeffler and Zoning Administrator Dvorak. Absent was Commission member Worrall.

The minutes of the April 16, 1975, meeting were approved as written.

Petition of Larry Witmer, Moscow, file #1875, to rezone approximately 5 acres from A-1 to R-1, as a matter of conformity to future land use of the area, was next presented to the Commission. Motion was made by Chambliss, seconded by Suchomel, to approve said petition. Motion carried unanimously.

The Commission next considered petition of Carl Crispin, file #2075, to rezone approximately 4.1 acres from A-1 to R-1. The Commission felt it did not have sufficient information to act on the application at this time and tabled the matter pending further information.

Next order of business to come before the Commission was petition of Don Lamp, file #2675, a request to rezone approximately 2.183 acres from A-1 to R-1. Discussion ensued regarding proper land use of the area and the dilatory request of the applicant for a rezoning change. Thereafter, motion was made by Busching, seconded by Suchomel, to approve said petition. Commission members voting for approval of the motion were Busching, Suchomel and Loeffler. Commission members voting against approval were Chambliss and Voss. Motion carried.

The Commission then met with Mr. Lee Schoen, Planning and Engineering Consultant, to review further draft of the new zoning ordinance. Due to lateness of the meeting, it was decided to defer review until June 11 at 9:00 AM.

There being no further business to come before the Commission, upon motion by Chambliss, seconded by Voss, the meeting adjourned at 11:45 AM.

Wilfred Suchomel  
Secretary

Walt G. Loeffler  
Chairman

April 16, 1975  
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 on April 16, 1975. Present were Commission members Busching, Voss, Suchomel, Chambliss and Loeffler; absent was Commission member Worrall. Also present were Zoning Administrator Dvorak and his assistant, Randy Kramer.

The meeting was called to order by Chairman Loeffler.

The minutes of the March 19, 1975, meeting were approved as read.

Petition #1075 from Hy-Gro, Inc., was presented to the Commission. Representing Hy-Gro, Inc., at the meeting was Mr. Chuck Bryant.

Requested was a change in zoning from A-1 to R-1 of 55 acres for the purpose of erecting one or more single family dwellings thereon. Soil maps indicated suitability for the purpose intended. Percolation rate tests were satisfactory, with limitation factors of severity on but a few slopes. Utility companies had been contacted and approval received therefrom. All other requirements being met, a motion was made by Voss, seconded by Chambliss, to grant said petition. Motion carried unanimously.

There being no further business to come before the Commission, upon motion by Suchomel, seconded by Busching, the meeting adjourned at 10:50 AM.

Mildred Suchomel  
Secretary

Albert G Loeffler  
Chairman

March 19, 1975  
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 on March 19, 1975. The meeting was presided over by Chairman Loeffler. Present were Commission members Busching, Chambliss, Worrall, Loeffler and Suchomel; also present Zoning Administrator Dvorak and his assistant, Mr. Randy Kramer. Absent was Commission member Voss. Also present at the meeting were Mr. and Mrs. Victor Palpant and Mr. Perry Taylor.

The minutes of the February 19, 1975, meeting were approved as written.

The Commission then took up the matter of reviewing application for rezoning of Perry Taylor, file #175, from A-1 to R-1 on property located just north of the Methodist Church in Wilton, Iowa. Previously the Commission had considered this petition as falling under the Subdivision classification and so recommended to the Board of Supervisors who, upon review, felt that an unusual condition existed and that Mr. Taylor should not have to go through the Subdivision Ordinance and asked the Commission to review the matter. The Commission considered the fact that this area was considered a piece of nuisance ground, that it would be advantageous to the balance of the property to be squared off and would best serve the public interest of Cedar County if the petition was approved. Thereupon, motion was made by Busching, seconded by Suchomel, to grant said petition. Motion carried unanimously.

The next order of business to come before the Commission was petition of Mr. and Mrs. Victor Palpant, file #774, to rezone approximately 3.831 acres from A-1 to R-1 for the purpose of erecting a single family dwelling thereon. Soil maps indicated there was sufficient area suitable for the purpose intended, that a sewer system with filter bed in a specified area would work well and that high water table created but a minimal problem. All other requirements being complied with and, there being no objectors present, a motion was made by Chambliss, seconded by Worrall, to grant said petition. Motion carried unanimously.

Petition of Mr. and Mrs. F. J. McKee, file #875, to rezone approximately one acre along the Cedar River from A-1 to R-1 for the purpose of bringing in a mobile home was next considered by the Commission. A motion was made by Chambliss, seconded by Busching, to turn application down on the basis that soil conservation maps indicated the area totally unsuitable for a sewer system, the probability of a pollution problem existed and that the area in question was subject to high water overflow. Motion carried unanimously.

March 19, 1975

The Commission then discussed what appears to be a "lack of information" on the part of the public in regard to the Zoning Ordinance for Cedar County. A motion was made by Busching, seconded by Suchomel, to authorize the Zoning Administrator to have a letter formulated and distributed to all known land agents, bankers, attorneys-at-law, etc., asking them to familiarize themselves with the Zoning Ordinance prior to the consummation of any land transactions in order that all parties concerned might be fully aware of the implications of the Zoning Ordinance as now set forth. Motion carried unanimously.

There being no further business to come before the Commission, upon motion by Busching, seconded by Chambliss, the meeting adjourned at 11:05 AM.

Mildred Suchomel  
Secretary

Albert G. Laffler  
Chairman

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Feb. 19, 1975  
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 on February 19, 1975. Present were Commission members Loeffler, Worrall, Chambliss, Suchomel, Busching, and Zoning Administrator Dvorak. Absent was Commission member Voss. Also present at the meeting was Lee Schoen, Planning and Engineering Consultant.

The meeting was called to order by Chairman Loeffler. Minutes of the Special Meeting held November 27, 1974, were approved as read.

Since the Commission held no meeting in December, 1974, nor January, 1975, election of officers for the current year was the first order of business. Motion was made by Chambliss, seconded by Busching, that Loeffler be nominated to serve again as Chairman of the Zoning Commission. Busching then moved that nominations cease and a unanimous ballot be cast for Loeffler. Motion was seconded by Suchomel and a unanimous ballot so cast. Motion was then made by Suchomel, seconded by Worrall, to nominate Chambliss to serve as Vice-Chairman of the Commission again. There were no other nominations and a unanimous ballot was cast for Chambliss. Nomination of Suchomel to serve again as Secretary of the Commission was made by Busching, seconded by Chambliss. Chambliss then moved that nominations cease and a unanimous ballot be cast for Suchomel. Motion was seconded by Worrall and the unanimous ballot so cast.

Next order of business was to discuss rezoning application submitted by Perry Taylor, file #175, from A-1 to R-1. General agreement among the Commission members was that this application fell under the Subdivision Regulations for Cedar County rather than the Zoning Ordinance. Motion was made by Chambliss, seconded by Worrall, to table said application until such time as it was re-submitted to the Commission in the category applicable.

The Commission then proceeded to review draft of Article V through XIII of the proposed Zoning Ordinance for Cedar County with Lee Schoen. No action was taken at this time.

There being no further business to come before the Commission, upon motion by Suchomel, seconded by Chambliss, the meeting adjourned at 11:55 AM.

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Secretary

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Chairman