

December 15, 1976
Courthouse
Tipton, Iowa

The Cedar County Zoning Commission held a public hearing in the courthouse, Tipton, Iowa, on December 15, 1976, at 10:00 AM. Commission members present were Voss, Chambliss, Loeffler, Suchomel and Zoning Administrator Dvorak. Absent was Commission member Davidson. The Commission was informed by the Zoning Administrator that a letter had been received from Commissioner Worrall on November 17, 1976, and a letter from Commissioner Busching the latter part of November, 1976, both asking to be relieved of their duties on the Zoning Commission. These letters had been turned over to the Board of Supervisors for their further handling.

The hearing was then called to order by Chairman Loeffler, following which the Secretary read the minutes of the public hearing held on November 23, 1976. Minutes were approved as read.

The Commission next took up petition of James Thompson, file #2876, a request to rezone 12.33 acres from "Aa" to "Rs" in Section 16 of Gower Township. Mr. Thompson was present and stated his intention was to build a single-family residence on this property. Soil maps indicate the area poor as to farming capability, that the area involved has numerous slopes and a seasonal high-water table and that care would have to be exercised in choosing a building site and septic tank location. There were no written objections on file. However, Kenneth Madsen, adjoining property owner, was present to oppose the rezoning requested. Mr. Madsen stated he did not feel the area was suitable for a building site due to its location and to the slopes involved and that he was also concerned with regard to the installation and upkeep of a fence between the respective properties. Motion was made by Chambliss, seconded by Voss, to approve said petition contingent on a fence agreement of record between Mr. Thompson and Mr. Madsen before referral of this matter to the Board of Supervisors. Motion carried unanimously.

Next to come before the Commission was application of Martin Burgess, file #2676, requesting a change of zoning from "Aa" to "Rs" for 115 acres more or less located in Section 82 of Pioneer Township. Mr. Burgess was present and stated it was his intention to sub-divide this area subject to zoning approval. Present and asking to be considered for a zoning change from "Aa" to "Rs" as a part of, or in conjunction with, Mr. Burgess' original request was Virgil Clark, owner of approximately 14 acres in this area. Petitioning for similar consideration were Harley Watkinson and Edith Watkinson and David and Linda Ravenhorst, owners of record of

December 15, 1976

Lots A, B and C which border a portion of the area under consideration. Soil maps show the area as being rough in nature. There were no objectors present. There was, however, a written objection on file from Joel Brown which was read by the Zoning Administrator. Mr. Brown's protest was generally against changing the classification of existing agricultural land rather than any specific area. The Commission had previously viewed this area and were generally agreed that it appeared suitable for a subdivision development. Motion was made by Voss, seconded by Suchomel, to approve said petitions. Motion carried unanimously.

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

Wilfred Suchomel
Secretary

Albert G. Coffey
Chairman

November 23, 1976

Courthouse

Tipton, Iowa

The Cedar County Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on November 23, 1976, at 10:00 AM. Present were Commission members Chambliss, Voss, Busching, Suchomel, Loeffler and Zoning Administrator Dvorak. Absent was Commission member Davidson.

The hearing was called to order by Chairman Loeffler.

The minutes of the public hearing held on October 20, 1976, were read by the Secretary and approved as read.

The Commission first took up petition of Dennis Ormsby, file #2476, a request to rezone a 10-acre tract located in the S.W. quarter of Section 14, Sugar Creek township, from "Aa" to "Rs". Mrs. Ormsby was present and stated it was the intent of the petitioner to erect a single-family residence on this property for personal occupancy, that plans were to build within the area recommended as a building site per Cedar County soil maps. There were no objectors present nor any written objections on file. Motion was made by Chambliss, seconded by Suchomel, to grant said petition. Motion carried unanimously.

The Commission next considered petition of James Thompson, file #2876. The Commission felt it had insufficient information to reach a decision at this time. Motion was made by Chambliss, seconded by Suchomel, to defer action on said petition until further information is available. Motion carried unanimously.

The Commission then took up petition of Donald Rathjen, file #2776, a request to rezone approximately 67 acres located in Rochester township from "Aa" to "Rs". Petitioner was present at the hearing and stated it was his intention to subdivide this area into 20 lots ranging in size from 2.1 acres to 4.9 acres. Representing petitioner was Robert Satter, of Planned Environments, who outlined development plans for the area. Present and opposed to rezoning the area were Mr. and Mrs. John Zaruba and Steve Scorpil who represented Dale Thumm, neighboring farmers. Opponents expressed concern regarding their farm operations, the increase in traffic and the overall disturbance of the area. Soil maps indicate the area is marginal as to farming capabilities, also that a portion of it is now man made--an area once used as a dumping site--that poor drainage exists and, too, the possibility of abnormal leaching from septic tanks. Considerable discussion ensued regarding the feasibility of this area as a sub-division. Motion was made by Voss to approve said petition but died for lack of a second. Motion was then made by Suchomel, seconded by Busching, to deny

November 28, 1976

said application. A roll call vote was taken with the following result:

Suchomel - Yes

Busching - Yes

Voss - No

Chambliss - Yes

Motion carried.

Next to come before the Commission was application of Martin Burgess, file#2676, an application to rezone 115 acres in Pioneer township from "Aa" to "Rs" for subdivision purposes. Mr. Burgess was present and requested that no action be taken on his application until after the Commission had visited the area. The Commission then suspended action and adjourned to the area for an on-site inspection, the time being 11:30 AM. After an on-site inspection, the Commission decided to postpone further action until their December meeting.

Motion was then made for adjournment by Chambliss, seconded by Voss and carried unanimously.

Mildred Luckam
Secretary

Albert G. Loeffel
Chairman

November 17, 1976
Courthouse
Tipton, Iowa

Members of the Cedar County Zoning Commission met in the Courthouse, Tipton, Iowa, on November 17, 1976, at 10:00AM, for the purpose of conducting a scheduled public hearing. Present were Suchomel, Chambliss and Loeffler. Since the necessary members to constitute a quorum were not present, the hearing was postponed until 10:00 AM. on November 23, 1976.

Wilda Suchomel
Secretary

Albert G. Loeffler
Chairman

October 20, 1976

Courthouse

Tipton, Iowa

The Cedar County Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on October 20, 1976, at 10:00 AM. Present were Commission members Busching, Loeffler, Suchomel, Chambliss, Worrall and Zoning Administrator Dvorak. Absent were Commission members Voss and Davidson.

The hearing was called to order by Chairman Loeffler.

Minutes of the public hearing held on September 15, 1976, were read by the Secretary. The minutes were approved as read.

The Commission then took up petition of Cedar-Johnson Farm Service Company, file #2576, a request to rezone a tract of land lying adjacent to the town of Bennett from "Aa" to "Mb". Petitioner was represented at the hearing by Dale Hawkins and Bob Wilkins, Sr. Mr. Hawkins stated he was Sales Manager for Cedar-Johnson Farm Service, that the property is owned by the petitioner, and that a change of zoning was requested to allow for the construction of a storage tank for anhydrous ammonia and for the purpose of shortening their delivery routes. Mr. Hawkins also stated that the town of Bennett had, at a council meeting, endorsed the proposed change and written a letter to that effect. It was suggested by the Commission members that a copy of said letter be forwarded to the Zoning Administrator in order that it be presented to the Board of Supervisors at the time the Commission's recommendation is submitted to them. Soil maps indicate the area as being highly productive with regard to Iowa cropland. Seasonal high water table indicates the possibility of some problems with septic tank drainage. All limitations are moderate, however, and can be overcome with good management. There were no objectors present nor any written objections on file. A motion was made by Chambliss, seconded by Worrall, to approve said petition. Motion carried unanimously.

Next to come before the Commission was petition of Dennis Ormsby, file #2476. Petitioner was not present and the Commission did not know whether petitioner still wished to proceed with his original request. Motion was made by Chambliss, seconded by Suchomel, to postpone any action thereon until such time as petitioner's intent became known to the Commission. Motion carried unanimously.

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

Wendell Suchomel
Secretary

Albert Loeffler
Chairman

September 15, 1976
Courthouse
Tipton, Iowa

The Cedar County Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on September 15, 1976, at 10:00 AM. Present were Commission members Chambliss, Davidson, Loeffler, Suchomel, Busching and Zoning Administrator Dvorak. Absent were Commission members Voss and Worrall.

The hearing was called to order by Chairman Loeffler.

First order of business was the reading of the minutes by the Secretary of the public hearing held on August 18, 1976. The minutes were approved as read.

Next order of business to come before the Commission was request of Robert Miller, file #2376, to rezone a tract of land consisting of 5.04 acres from "Aa" to "Rs", said tract of land being located in Section 13 of Center Township. Petitioner was present and stated he was in the process of purchasing this property from Joyce Collison--also present--with the intention of building a single family residence on a part thereof for himself and family. An adjoining property owner, Max Crawford, was also present and stated he had no objections to the rezoning. There were no objectors present nor any written objections on file. Soil maps indicate the area poor for either farming or building but indicate that, with good management and the proper selection of a building site, any major problems can be overcome. Motion was made by Chambliss, seconded by Davidson, to approve said petition. Motion carried unanimously.

The Commission next discussed Preliminary Plat and Grading Plan for subdivision submitted by Virgil Hering, file #776, on August 18, 1976. The Zoning Administrator advised the Commission that this tract of land was now in the process of being voluntarily annexed by the City of Bennett. Inasmuch as the Commission would no longer have jurisdiction in this matter, no further action is anticipated and the issue is considered disposed of.

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

Mildred Suchomel
Secretary

Abel Loeffler
Chairman

August 18, 1976
Courthouse
Tipton, Iowa

The Cedar County Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on August 18, 1976, at 10:00 AM. Present were Commission members Voss, Loeffler, Chambliss, Suchomel, Davidson and Zoning Administrator Dvorak. Absent were Commission members Busching and Worrall.

The hearing was called to order by Chairman Loeffler.

The minutes of the public hearing held July 21, 1976, were read by the Secretary and approved as read.

Next order of business was to consider request of John Lahmon, file #2276, to rezone a tract of land consisting of approximately 2 acres from "Aa" to "Rs". This 2-acre tract is located on Lot A of the NE $\frac{1}{4}$ of Section 13 in Linn Township and being originally that part of the Lahmon farm consisting of their farmhouse and retained by them at the time of the disposal of their farm. There were no objectors present nor any objections on file. Motion was made by Chambliss, seconded by Suchomel, to approve said petition. Motion carried unanimously.

The Commission then took up a request by the Lahmons for a Special Permit to construct and operate a small greenhouse on the same 2-acre tract heretofore referred to. Mrs. Lahmon was present and stated that plants and flowers were her hobby and that she would like to start a small venture along these lines. LaVerne Wood, property owner on three sides of the Lahmons was present and stated he had no objections to this undertaking. There were no objections on file nor any objectors present. Motion was made by Voss that a recommendation be made in writing to the Cedar County Zoning Board of Adjustment to grant the Lahmons a Special Permit for the useage requested. Motion was seconded by Suchomel and carried unanimously. A copy of the letter written to the Board of Adjustment by the Secretary is attached hereto. Commissioner Davidson, however, did not participate in the recommendations regarding the Lahmons as these issues were disposed of prior to his presence.

Next order of business for the Commission was to review Preliminary Plat and Grading Plan for subdivision submitted by Virgil Hering, file #776. Mr. and Mrs. Hering were present along with Lee Schoon, their engineering consultant. The Commission felt more information was needed before a final decision could be made in this matter. A motion was made by Chambliss, seconded by Davidson, to table this project for approximately two weeks to allow presentation of additional information. Motion carried unanimously.

August 18, 1976

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

Wildine Suchomel
Secretary

Alfred L. Laffer
Chairman

July 21, 1976

of Durant, Harvey Gardner, Mayor of Toledo, Bill Frei and Leonard Schildroth of the Reinbeck Centennial Association and Richard Dreyee, Mayor of Algona.

There were no objections on file nor any objectors present. Soil maps classify the area as having a very good crop suitability. The Commission, however, is cognizant of the fact that Hi-Bred International is an agricultural-related industry, that its function is of major importance to the agricultural interests of Cedar County and that its needs for expansion would be limited as to available sites necessary due to the nature of a portion of their operation -- the testing and development of seed corn. Therefor, motion was made by Davidson, seconded by Busching, to approve said petition. Motion carried unanimously.

Petition of Paul Hierseman, file #2076, was next considered by the Commission. Petitioner was represented at the hearing by his son, Gerald. Zoning request covered 3 acres of a 10-acre tract owned by Paul Hierseman and located in the NW $\frac{1}{4}$ of Section 18 in Gower Township. Requested was a change of zoning from "Aa" to "Rs" for the purpose of allowing Gerald Hierseman to construct a one-story residential building for his own occupancy thereon. Soil maps indicate the area basically marginal as to farming capabilities. There were no objections on file and none were made at the hearing. Motion was made by Chambliss, seconded by Davidson, to approve said petition. Motion carried unanimously.

There being no further business to come before the Commission, upon motion by Chambliss, seconded by Suchomel, the hearing adjourned at 11:30 AM.

Mildred Suchomel
Secretary

Albert G. Loeffelholz
Chairman

July 21, 1976
Courthouse
Tipton, Iowa

The Cedar County Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on July 21, 1976, at 10:00 AM. Present were Commission members Davidson, Busching, Suchomel, Loeffler, Worrall, Chambliss and Zoning Administrator Dvorak. Absent was Commission member Voss.

The hearing was called to order by Chairman Loeffler.

The minutes of the public hearing held June 16, 1976, were read by the Secretary and approved as read.

The next order of business was petition of Kenneth Hubler, Jr., file #1876, requesting a change of zoning from "Aa" to "Rs" for approximately 2 acres located on Lot B and Lot K of Gov. Lot 4 in Section 18 - T80N - R3W. Petitioner was present and stated he was in the process of purchasing 17.94 acres in this area and was requesting a change of zoning for but 2 acres for the purpose of erecting a single family residence thereon for his own use. There were no objectors present nor any objections on file. Soil maps classify the area marginal as to farming purposes. Motion was made by Chambliss, seconded by Suchomel, to approve said petition. Motion carried unanimously.

Next to come before the Commission was petition of Gary Skinner, file #1776, requesting a change of zoning from "Aa" to "Rs" for a 5-acre tract of land located on Lot F of the SW $\frac{1}{4}$ of Section 12 in Massillon Township for the purpose of a home occupation. Petitioner was present at the hearing. A letter of objection from a Mrs. Brinkman was read by the Secretary and placed on file. It was noted, however, that the letter of objection was mostly in an area of unrelated matters. Motion was made by Davidson, seconded by Busching, to approve said petition. Motion carried unanimously.

The Commission then took up petition of Pioneer Hi-Bred International, Inc., file #1976, a request to rezone 40 acres of land located in the NW $\frac{1}{4}$ of Section 25 in Farmington Township from "Aa" to "Ma". Present and speaking for Pioneer Hi-Bred International were Attorney Lowell Dendinger, Bob Dahlberg, Production Manager for the Central Division, and Dave Shoultz, manager of the present Durant plant. Present as interested Parties were Mr. and Mrs. Elmer Langmann and Clem Warner, Attorney for the Estate of Herthal Schiele which now controls the 40 acres referred to. Four letters of recommendation were read by the Secretary and hereby are made a part of the minutes of this hearing. The letters were from L. G. Fischer, Mayor

June 16, 1976
Courthouse
Tipton, Iowa

The Cedar County Zoning Commission held a Public Hearing at 10:00 AM in the Courthouse, Tipton, Iowa, on June 16, 1976. Present were Commission members Busching, Suchomel, Chambliss, Loeffler and Zoning Administrator Evorak. Absent were Commission members Voss, Worrall and Davidson.

The hearing was called to order by Chairman Loeffler.

First order of business was the reading of the minutes by the Secretary of the Public Hearing held May 19, 1976. The minutes were approved as read.

Next to come before the Commission was petition of Leonard Hoffman, file #1576, a request for a change of zoning from "Aa" to "Rs" for 3.3 acres located in Section 20 of Center Township. Petitioner was not present, but the prospective purchaser of the property, Linda Hubler, was present and stated the intent was to move an existing home on this property subject to zoning approval. Soil maps classify the area marginal as to farming capabilities. There were no objectors present nor any objections on file. Motion was made by Suchomel, seconded by Chambliss, to approve said petition. Motion carried unanimously.

Petition of Clarence Schrock, file #1676, requesting a change of zoning from "Ra" to "Rc" for Lots 9 and 10 of Block 10, town of Downey, Iowa, was next considered by the Commission. Request was made for the purpose of converting an existing home into a duplex. There were no objectors present and no objections on file. 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 Chambliss, seconded by Suchomel, the hearing adjourned at 10:40 AM.

Waldred Suchomel *Albert Loeffler*
Secretary Chairman

May 19, 1976
Courthouse
Tipton, Iowa

The Cedar County Zoning Commission held a Public Hearing in the Courthouse in the City of Tipton, Iowa, on May 19, 1976, at 10:00 AM. Present were Commission members Davidson, Busching, Loeffler, Suchomel, Worrall, Chambliss and Zoning Administrator Dvorak. Absent was Commission member Voss.

The hearing was called to order by Chairman Loeffler.

The Commission first took up petition of Witmer's Camp, file #1276, requesting a change of zoning from "Aa" to "Ar" for 36 lots located in the SE $\frac{1}{4}$ of Section 24 - T 79 - R3W. A petition requesting the zoning change was acknowledged by the Commission and placed on file. A number of persons favoring the change were also present at the hearing and had as their spokesman, Bob Mathias of Davenport. All were concerned with the implication of the present zoning ordinance for Cedar County with reference to mobile homes and trailers and how it would personally affect them. All were in accord that they would like to make improvements to qualify for "Ar" zoning but were limited in doing so because of inadequate lot sizes. Since their area requirements lack the minimum size necessary for "Ar" zoning, the Commission felt it could not approve the petition. Motion was made by Chambliss, seconded by Suchomel, to disallow said petition for this reason. Motion carried unanimously.

Next petition for consideration was that of Everett and Kathryn Fosdyck, file #1176, requesting a change of zoning from "Aa" to "Rs" for 5 acres located in Section 3 of Center Township and referred to as Lot "E". The petitioners were present and stated it was their intention to build a single family residence for retirement purposes on this property. Soil maps indicated the area as being very poor to marginal for farming. Also indicated was the fact that the area sloped considerably and would present building problems. These could, however, be overcome with proper planning and good management. There were no objectors present nor any objections on file. Motion was made by Busching, seconded by Worrall, to grant said petition. Motion carried unanimously.

Application of Fred Duffe, file #1376, a request to rezone a one-acre tract of land located approximately 5 miles south of Tipton in Section 31 of Rochester Township from "Aa" to "Rs" was next considered by the Commission. Petitioner requested a change of zoning for the purpose of allowing his son-in-law (who was present at the hearing) and his daughter to build a single family residence on a portion of land being purchased by them from him.

May 19, 1976

Soil maps classify the area involved moderate as to farming capabilities and very erosive when protective cover removed. An alternate type of sewer system would have to be considered as a sceptic tank or lagoon system would encounter serious problems. There were no objectors present nor any objections on file. Motion was made by Davidson, seconded by Worrall, to approve said petition. Motion carried unanimously.

Next order of business to come before the Commission was petition of Ed Johnson, file #1476, for permission to rezone a 1-acre tract of land approximately $3\frac{1}{2}$ miles southwest of Tipton from "Aa" to "Rs" and located in Section 14 of Center Township. Applicant was present at the hearing and stated he was the owner of 28 acres in this area -- that he was requesting a change of zoning for one acre only -- said acre being located in the S.E. corner of lot 1 of lot B -- that it was his intention to sell this one acre to another party for their use in building a single family residence thereon. There were no objectors present nor any objections on file. Motion was made by Chambliss, seconded by Davidson, to approve said petition. Motion carried unanimously.

Last petition to be considered by the Commission was that of Rodney Laucamp, file #1076, a request to rezone a 10-acre tract located in Section 11 of Red Oak Township from "Aa" to "Rs". Petitioner was present at the hearing and stated he now has a home on this property but would like to build a new one thereon and would like the property rezoned "Ar" in order to comply with the existing zoning ordinance for Cedar County. There were no objectors present nor any objections on file. Motion was made by Davidson, seconded by Busching, to approve this petition. Motion carried unanimously.

Last order of business was the reading of the minutes of the Public Hearing held by the Commission April 21, 1976, by the Secretary. The minutes were approved as read.

There being no further business to come before the Commission, upon motion by Davidson, seconded by Suchomel, the hearing adjourned at 11:15AM.

Mildred Suchomel
Secretary

Albert G. Loeffler
Chairman

April 21, 1976
Courthouse
Tipton, Iowa

A Public Hearing was held by the Cedar County Zoning Commission in the Courthouse in the City of Tipton, Iowa, on April 21, 1976, at 10:00 AM. Present were Commission members Davidson, Busching, Voss, Suchomel, Loeffler, Chambliss, Worrall and Zoning Administrator Dvorak.

The Hearing was called to order by Chairman Loeffler. The minutes of the March 17, 1976, regular meeting were read by the Secretary and approved as read.

First order of business to come before the Commission was petition of Elbert White, file #676, to rezone 8.47 acres near Rochester from "Ma" to "Rs", for the purpose of building a single family dwelling thereon. Mr. White was present. There were no objections on file nor any objectors present. Motion was made by Chambliss, seconded by Suchomel, to approve said petition. Motion carried unanimously.

Next order of business to come before the Commission was application of Isabel Busching and James Brendes, file #886, a request to rezone 2 acres approximately two and one-fourth miles north of Stanwood from "Aa" to "Rs". Mr. Brendes was present and stated it was his intention to build a single family residence on this property subject to approval of the Zoning Commission. There were no objectors present nor any objections on file. Motion was made by Voss, seconded by Chambliss, to approve said petition. Motion carried unanimously.

Application of Virgil Hering, file #776, for permission to rezone 8.57 acres adjoining Bennett from "Aa" to "Rb" was next considered by the Commission. It was the understanding of the Commission that the town of Bennett has agreed to provide water and sewage facilities to this area. There were no objectors present nor any objections on file. Motion was made by Voss, seconded by Davidson, to approve said petition. Motion carried unanimously.

Application of Ruby and O. H. Curtis, file #976, to rezone 10 acres in Section 22 of Pioneer Township from "Aa" to "Rs" was next considered by the Commission. A number of objectors were present, and a petition against rezoning the area was presented to the Commission. Petition was read aloud by the Zoning Administrator and placed on file to become a part of the minutes of this meeting. Those persons in favor of rezoning were given a chance to speak first. Mr. Curtis, the petitioner, stated he had agreed in principal to sell off ten acres of a ninety-acre tract to Mr. Dains

April 21, 1976

for a single family residence to be erected thereon. Mr. Dains then outlined his reasons for wanting to build a residence for himself and his family in this area. He also stated that he was a trucker, that he had two trucks of his own and that this area would provide him with parking facilities for them and the opportunity to do his own repair work on them. Several persons then spoke against the proposed rezoning. Phillip Puffer, Robert Brown, Joel Brown and Donald Puffer all expressed concern with regard to the possible effect on their farm operations, the possibility of opening up the area for a future housing development, the overall picture of zoning--the potential of setting a precedent by allowing a residence to be placed in what primarily has been an established agricultural area. Paul Thomsen of the Assessor's office was asked by the group opposed to rezoning to furnish information on new homes which have been built in Cedar County and the procedure used in the taxing of such homes, which information was presented by Mr. Thomsen. All interested parties were given an opportunity to be heard. Thereafter, a motion was made by Davidson, seconded by Busching, to approve said petition. A roll call vote was taken with the following results:

Davidson	-	Yes
Busching	-	Yes
Voss	-	No
Suchomel	-	No
Chambliss	-	Yes
Worrall	-	No
Loeffler	-	No

Motion was denied.

There being no further business to come before the Commission, upon motion by Chambliss, seconded by Davidson, the meeting adjourned at 11:35 AM.

Mildred Seehorn
Secretary

Albert G. Loeffler
Chairman

March 17, 1976
Courthouse
Tipton, Iowa

The regular meeting of the Cedar County Zoning Commission was held in the Courthouse in the City of Tipton, Iowa, on March 17, 1976, at 10:00 AM. Present were Commission members Worrall, Voss, Suchomel, Chambliss, Loeffler, Busching, Davidson and Zoning Administrator Dvorak.

The meeting was called to order by Chairman Loeffler. The Secretary then read the minutes of the February 18, 1976, meeting which were approved as read.

The first order of business was to consider request of Steve Nash, file #276, to rezone approximately 3 acres located in Section 30 on the Ralph Phelps property from Aa to Rs. Lot regulations for residential suburban, as stipulated in the Cedar County Zoning Ordinance, require a minimum lot width of 150 feet. The area under consideration consisted of a lot width of but 99 feet and for that reason the Zoning Commission felt it could not approve Mr. Nash's application. A motion was made by Chambliss, seconded by Suchomel, to disapprove said petition. Motion carried unanimously.

Next order of business to come before the Commission was application of Dillon Gilmore, file #476, to rezone a triangular area consisting of 2.6 acres near Cedar Bluff from "Aa" to "Rc". It was noted that this area was limited as to its usability and that soil maps indicated it could be utilized in the manner requested if the petition was approved. Motion was made by Voss, seconded by Davidson, to approve said petition. Motion carried unanimously.

The Commission next took up petition of Tidewater Publishing Company, file #576, requesting a zoning change of approximately 33 acres from "Aa" to "Ma", located south of West Branch. Mr. Arthur Kudner, President of Tidewater Publishing Company, was present to answer any questions submitted to him and to present Tidewater Publishing Company's proposed plans for the area, a background of his company, type of business involved and his reasons for wanted to locate in this area. Also present were Floyd Fawcett, President of the Herbert Hoover Library Association, Michael Pettinger, Mayor of West Branch, and Nick Arnesdorf, Tom Capper and Ted Pence representing the West Bramch Chamber of Commerce. All spoke on behalf of Tidewater Publishing Company and hoped the proposed plans would meet with the approval of the Zoning Commission. Also received were a number of letters from West Branch area residents all endorsing the petition of Tidewater Publishing Company.

These letters were duly noted by the Zoning Commission and hereby made a part of the minutes of this meeting. Mr. Kudner also stated he would be glad to sign a restrictive covenanant to the effect that any of the land

March 17, 1976

under consideration for rezoning would not be sold for speculative purposes. Soil maps indicated this was not prime agricultural land -- that it consisted mostly of clay. A motion was made by Davidson, seconded by Suchomel, to approve said petition. Motion carried unanimously.

Petition of The Road to Christ Community Home of Living Water Ministries, file #376, was next considered by the Commission. Present were Rev. Meyer and George Kiser to represent said Ministries. Requested was a zoning change of 2 acres on which the church is now located from "Aa" and "Ra" to "Rc", for the purpose of accommodating their building needs at a cost less than would now be necessary under present zoning. Motion was made by Davidson, seconded by Worrall, to approve said petition. Motion carried unanimously.

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

Mildred Suchomel
Secretary

Albert M. Goffen
Chairman

February 18, 1976
Courthouse
Tipton, Iowa

The Cedar County Zoning Commission held their regular meeting in the Courthouse in the City of Tipton, Iowa, at 10:00 AM on February 18, 1976. Present were Commission members Busching, Worrall, Chambliss, Loeffler, Suchomel, Voss and Zoning Administrator Dvorak. Absent was Commission member Davidson.

The meeting was called to order by Chairman Loeffler. The minutes of the January 21, 1976, regular meeting were then read by the Secretary and approved as read.

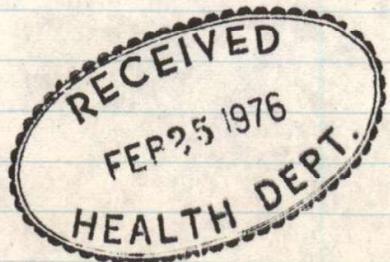
A motion was made by Suchomel, seconded by Busching, that Lester Chambliss again serve as Vice-Chairman of the Commission for the current year. Motion carried unanimously.

The next order of business was to consider application of Dale Trede, file #176, to rezone 3.75 acres located in Section 23, Farmington Township 79, Range 1, from Aa agricultural to Rs suburban residential. Mr. Trede was present to answer questions by the Commission members and stated it was his intention to construct a single family dwelling on this area for his own occupancy. Motion was made by Chambliss, seconded by Worrall, to approve the rezoning change. Motion carried unanimously.

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

Mildred Suchomel
Secretary

Alt G Loeffler
Chairman



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

:-:

Tipton, Iowa 52772

January 21, 1976

The Cedar County Zoning Commission met on Jan. 21, 1976 at 10:00 a.m., with Commission members: Davidson, Busching, Voss, and Chambliss present. Also, Zoning Administrator Dvorak.

The Commission was called to consider the rezoning request of Frasuer Equipment Co. to rezone 2.6 acres located in Section 5-80-2.

After due consideration, it was moved by Voss and seconded by Busching that the request for a change of "Aa" to "Ma" be granted. Ayes All.

The Commission also recommended no survey would be needed.

Motion by Voss seconded by Busching that Albert Loeffler remain chairman and Mildred Suchomel remain secretary. Ayes All.

Motion by Davidson that meeting be adjorned, seconded by Busching. Ayes All.

Albert Loeffler
Chairman

Mildred Suchomel
Secretary

:no