

December 27, 1976

MINUTES -- CEDAR COUNTY BOARD OF ADJUSTMENT

The Cedar County Board of Adjustment met at 10:00 a.m. on December 27, 1976 in the Basement Meeting room of the Cedar County Courthouse, Tipton, Iowa. Members present: Maurer, O'Mara, Peterson and Sauer. Absent: Chambliss. Sauer acted as chairman for the meeting.

Minutes of the previous meeting were read and approved.

Chairman Sauer requested Dvorak give the Board of Adjustment a review of circumstances pertaining to request for variance from Fred Horstmann, Bennett to park a mobile home in Bennett. Copy of petition is attached. Following Dvorak's comments, Mr. and Mrs. Horstmann explained their need for this mobile home for the next three years so their children would have a home and promised to get rid of the mobile home after the three years.

OMara moved we grant the variance to the Horstmann's and allow them to have their mobile home in Bennett. Peterson 2d the motion. There being no objections, motion carried.

There being no further business, the meeting adjourned.

Respectfully submitted,

  
LaVonne Maurer, Secretary



## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

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Tipton, Iowa 52772

### Minutes of the Board of Adjustment Meeting

The Cedar County Board of Adjustment met at 10:00 a.m., October 13, 1976 in the Basement Meeting room of the Cedar County Courthouse, Tipton, Iowa. Members present: Chambliss, Peterson and Saur. Absent: O'Mara, and Maurer.

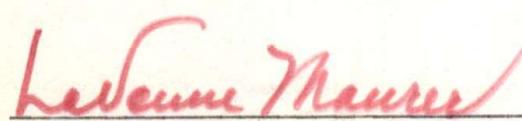
Mrs. Bob Simmons, Ellen Mixell, Richard Dvorak and Nancy O'Geary were also present. Minutes of last meeting were read and approved.

A letter from Mrs. Bob Simmons was read by Mr. Saur explaining their hardship and why a 14 X 70 trailer in Downy was being requested. Mr. Dvorak asked about the condition of the house, whether it could be remodeled and the size of the lots that they owned 120' X 120'. A suggestion was made that a double wide trailer with foundation might be better. The Committee suggested Mrs. Simmons investigate the cost for a double wide trailer and FHA financing. The reason being that the Zoning Ordinance states that all trailers would have to be removed within 5 years. This was understood by Mrs. Simmons. Mr. Peterson motioned a variance for the trailer be approved with this 5 year removal understanding and that the house be torn or burned down within 90 days. Mr. Chambliss seconded the motion. Motion approved.

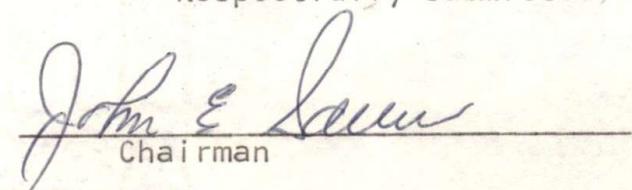
Ellen Mixell's letter was read by Mr. Saur explaining financial hardship (trailer rental property). Mrs. Mixell has also been informed that the Zoning Ordinance states that all trailers in the country must be removed within 5 years. Mr. Peterson moved that the variance be approved with this 5 year understanding. Mr. Chambliss seconded it. Motion was passed.

There being nothing further, meeting was adjourned

Respectfully submitted,

  
Helen Maurer  
Secretary

:no

  
John E. Saur  
Chairman

9/8/76

MINUTES—CEDAR COUNTY BOARD OF ADJUSTMENT

The Cedar County Board of Adjustment met at 10:00 am, Sept. 8, 1976 in the Basement Meeting room of the Cedar County Courthouse, <sup>Acting</sup> Tipton, Iowa. Members present: /Chm. Chambliss, Maurer, Petersen and O'Meara. Sauer was absent.

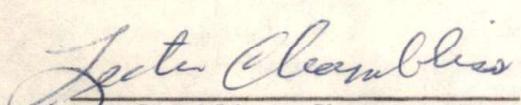
Minutes of the previous meeting were read and approved.

Mr. Dvorak reviewed the 8/20/76 letter from Mildred Suchomel on behalf of the Cedar Co. Zoning Commission advising approval by the Board of Supervisors for Mr. and Mrs. John Lahmon, RR, Mechanicsville, Iowa to build and operate a Greenhouse on their property located on Lot A, NE $\frac{1}{4}$ , Sec. 13, Linn Twp., Cedar Co. Iowa.

Following a discussion and there seemingly no objections from neighbors, and applicant will meet requirements such as parking, etc., Peterson moved and Omara 2d that we grant variance under Article XIX of the Cedar Co. Zoning Ordinance so that the Lahmon's can build and operate a Greenhouse at above location. All voted in favor.

There being nothing further, meeting adjourned.

Respectfully submitted,

  
Les Chambliss, Chm. pro tem

  
LaVonne Maurer, Secretary

8\8\76

MINUTES—CEDAR COUNTY BOARD OF ADJUSTMENT

The Cedar County Board of Adjustment met at 10:00 a.m., Sept. 8,

1936 in the Basement Meeting Room of the Cedar County Courthouse,  
Tippecanoe, Iowa. Members present: C. W. Champaigne, Master, <sup>Acting</sup> Secretary  
and O. M. Mers. Same was present.

Minutes of the previous meeting were read and approved.

Meeting was convened at 8:30 A.M. Letter from Midland Standard  
on behalf of the Cedar Co. Young Commission advising that a  
Board of Supervisors for Mr. and Mrs. John Salmon, RR, Mechanics-  
ville, Iowa to paint and operate a greenhouse on their property

located on Lot A, NE $\frac{1}{4}$ , Sec. 13, Town Twp., Cedar Co. Iowa.  
Following a discussion and vote seemingly on objection from  
neighbors, and absentees such as striking, etc.,  
Peterson moved and Owsley 2d that we grant variance under Article XIX  
of the Cedar Co. Young Commission to the Salmon's, as can paint  
and operate a greenhouse at spouse location. All voted in favor.

There being nothing further, meeting adjourned.

Respectfully submitted,

LaVonne Master, Secretary

Les Champaigne, C. W. Pro tem

June 4, 1976

MINUTES -- CEDAR COUNTY BOARD OF ADJUSTMENT

The Cedar County Board of Adjustment met at 10:00 a.m. on June 4, 1976 in the basement meeting room of the courthouse, Tipton, Iowa.

Members present: Chambliss, Maurer, O'Mara, Peterson and Sauer. Chambliss acted as Chairman of the meeting due to the absence of Sauer.

Attached is copy of letter from Mrs. Heald on behalf of owners of Witmers Campground lots located one mile south and 2 miles west of the Cove Restaurant, I-80 interchange. There are 36 lots involved. Owners requested variance of yard requirements pertaining to said lots.

There were approximately 40 people representing area in question. Dvorak opened meeting by explaining that this area had never been zoned recreational and had always been Aa Rural Agricultural. Cabins and cottages were built in this area starting about 1957 or 1958 and the cabins as is are ok except that new ones cannot be built unless area is rezoned.

The Cedar Co. Zoning Commission rejected Witmers' Campground petitioners rezoning request because of lot sizes being too small and their petition does not meet Ar Resort, Recreational District Zoning requirements. Consequently, they have petitioned the Cedar Co. Board of Adjustment for a variance of yard requirements.

Lillian Heald of Moscow and Tom W. Mathias of Davenport were spokesmen for the Campground group. There was considerable discussion regarding this area. The group felt they were legal according to the rules at the time of their taking over individual lots. Lots have been surveyed by Glenn Conant and individual lots are staked at lot lines. They also have titles, deeds etc. as each situation warrants. Following the discussion, O'Mara moved we vote on the variance request and made a motion that we give a variance from Ar Resort Recreational District lot requirements as stated in Article VII of 1975 Cedar Co. Zoning Ordinance as petitioned, so that the 36 existing lots will remain as is. Chambliss requested a roll call vote. Peterson 2d the motion. Following a short discussion, Chambliss requested a roll call vote. O'Mara, Peterson, Chambliss and Maurer voted yes. Sauer was absent at time of vote.

Following the above issue, the Witmer representatives were excused. Minutes of the previous meeting were read, and approved. There being nothing further, meeting adjourned.

*Les Chambliss*  
Les Chambliss, Chm. pro tem

Respectfully submitted,  
*LaVonne Maurer*  
LaVonne Maurer, Secretary

April 26, 1976

MINUTES -- CEDAR COUNTY BOARD OF ADJUSTMENT

The Cedar County Board of Adjustment met at 10:00 a.m. on April 26, 1976 in the Basement Meeting room of the Cedar County Courthouse, Tipton, Iowa. Members present: O'Mara, Peterson, Maurer, Sauer and Chambliss.

Minutes of previous meeting were read. Correction was made, noting that Peterson was also present. Minutes approved.

Chairman Sauer opened the meeting, explaining purpose of meeting. Dvorak explained letter from Mr. and Mrs. Keenan Graves, RRL, Atalissa, Iowa, requesting variance of mobile home zoning ordinance so they could replace their mobile home which burned completely on 4/11/76, with another mobile home at the same location inasmuch as they already have septic tank, partial foundation and the land. Dvorak read zoning ordinances pertaining to mobile homes and Graves' presented their case as to how it would create a hardship to go elsewhere.

Following a lengthy discussion, pro and con, O'Mara moved we give permission to replace mobile home with a new mobile home with the understanding that if the mobile home needed to be moved in approximately 5 years time, due to zoning ordinance, it would be the Graves' problem. Peterson 2d the motion. All voted favorable. <sup>VARIANCE</sup> ~~Request~~ granted.

Meeting adjourned.

Respectfully submitted,

*LaVonne Maurer*  
LaVonne Maurer, Secretary

*John E. Sauer*  
Chairman

March 24, 1976

MINUTES -- CEDAR COUNTY BOARD OF ADJUSTMENT

The Cedar County Board of Adjustment met at 10:00 a.m. on March 24, 1976 in the Basement Meeting room of the Cedar County Courthouse, Tipton, Iowa.

Members present were: Chairman Sauer, Chambliss, Maurer and O'Mara. *Peterson*  
Minutes of the previous meeting were read and approved.

Chairman Sauer read a letter pertaining to Steve Nash's request for variance of the required 150' minimum lot width required for an RS zoning district. Mr. Nash is trying to rezone a portion of ground that is 99' wide by 1320' long, consisting of 3 acres and requests variance so that he can build a residence on said property. Property in question is non productive, marginal land.

Following discussion re said property, O'Mara moved variance be granted from the required 150' lot width to 99'. Peterson 2d the motion. All voted in favor of request. Variance granted.

Chambliss moved meeting adjourn.

Respectfully submitted,

*LaVonne Maurer*  
LaVonne Maurer, Secretary

MINUTES -- CEDAR COUNTY BOARD OF ADJUSTMENT

January 16, 1976

The Cedar County Board of Adjustment met at 10:00 a.m. on January 16, 1976, in the Board Room of the Cedar County Courthouse, Tipton, Iowa. Members present: Chairman Peterson, O'Mara, Maurer and Chambliss.

Officers were elected for the year: Chairman, John Sauer; Secretary, LaVonne Maurer. The minutes of the previous meeting were read and approved.

Chairman Sauer read a letter from the Clarence Coop requesting variance from existing zoning ordinance to build a new office and warehouse on their property located on lot G in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Sec. 25 in T82N R3W of the 5th PM. Hubert Meier and Duane Baker were present on behalf of the Coop.

Following discussion regarding Coop's request, Petersen moved we give a permit to the Clarence Coop to be given variance of the existing 40' front yard to 10' front yard requirement. Dvorak received verbal approval from DOT. Maurer 2d the motion. Motion carried.

O'Mara moved meeting adjourn.

Respectfully submitted,

*LaVonne Maurer*  
LaVonne Maurer, Secretary