

November 15, 1978  
Courthouse  
Tipton, Iowa

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on November 15, 1978, at 10:00 AM. Present were Commission Members Moeller, Bixler, Loeffler, Suchomel and Zoning Administrator Dvorak. Absent were Davidson, Millet and Chambliss. In the absence of the Chairman and the Secretary, the hearing was presided over by Loeffler and the minutes taken by Suchomel.

First order of business was reading of the minutes by Suchomel of the public hearing held September 20, 1978. Minutes were approved as read.

Next to come before the Commission was petition of W. H. McGree, file #1978, a request to rezone from "Ma" to "Rs" 5.40 acres located in Section 11 of Iowa Township. Petitioner was present and stated it was his intention to sell a portion of this area for a home site to Mr. and Mrs. Rex Kitt. There were no objectors present nor any written objections on file. Motion to approve said petition was made by Moeller, seconded by Bixler, and carried unanimously.

The Commission then took up petition of Walter Carney, Sr., file #1879, a request to rezone 6.06 acres from "Aa" to "Rs", said tract being located in Section 10 of Iowa Township. Petitioner was present and stated his reason for requesting a zoning change was for the purpose of building a home for himself thereon. There were no written objections on file. However, Mr. and Mrs. Melvin Gregory, adjoining property owners, were present as objectors for themselves. Objections centered mostly around the driveway easement which the Gregorays obtained from Mr. Carney for a part of this tract and the actual location of the proposed building. All parties being heard and, after due consideration by the Commission, motion was made by Moeller, seconded by Bixler, to approve said petition. Motion carried unanimously.

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

Walter D. Suchomel  
Secretary

Alfred Loeffler  
Chairman







October 18, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, October October 18, 1978. Davidson, Chambliss, Suchomel and Millett were present

City of Durant, represented by Mayor Roy Lammers, was first petitioner. Arlo Krebs, bulldozer operator, was present, and wishes to buy 3 Acres (formerly city dump), rezone from Aa to Ch, and use to park equipment and erect a shop for repair of same. Scott Tinsman, representing Twin State Engineering was present to question the type of rezoning. No objectors were present. Millett (Chambliss) moved approval. Ayes 3

Next item of business was request from Paul Hanser and Herb Townsend to rezone 4 Acres in Rochester Twp. along Highway 80 from Aa to Ma. Paul Hanser, representing HWH Corp., told of plans to manufacture leveling systems for Motor Homes, and probably grain roasters and pellet mills for agricultural use. Mark Gillette, attorney for HWH presented plans for proposed building. Chambliss (Suchomel) moved approval. Ayes 3

Meeting adjourned at 10:45.

*Mildred Suchomel*

Secretary

*W. J. G. Loeffler*

Chairman

ERASABLE BOND  
25% COTTON FIBRE



September 20, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, September 20, 1978. Present were: Davidson, Suchomel, Loeffler, Chambliss, Bixler, Moeller, Millett, and Zoning Administrator Dvorak.

Dvorak reported he had no further information from Dr. Reid and Mr. Dollar regarding plans for their rezoned lands.

First petitioner was James Sawyer to rezone small tract of land from Aa to Ca. A barbershop is to be operated from an existing dwelling. No one was present to represent petitioner and no objectors were present. Millett (Moeller) moved approval. Ayes 6

Herbert Oveson asked to rezone 3 acres from Aa to Rs. Present to represent him were Mrs. Herbert Oveson, Katherine Oveson and Jim Grunder. No objectors were present. The land in question is surrounded by small plots with houses already built. Loeffler (Chambliss) moved approval. Ayes 6.

Meeting adjourned at 10:25

Helen Millett

Secretary

Davidson

Chairman



July 19, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, July 19, 1978. Present were: Bixler, Moeller, Loeffler, Suchomel, Chambliss, Millett and Zoning Administrator Dvorak.

Vice Chairman Chambliss presided. Jim Dunaway, representing Twin-State Engineering Co., showed plans for proposed installation to be built on 4 Acres to be purchased from Marion Billick. After discussion and questioning by Commission members Loeffler(Bixler) moved approval of the request. Ayes 6 (Zoning change Aa to Ma)

Chairman Davidson presided thereafter.

Second item of business was request from Dale Hein and Lester Linn to rezone 1½ A. from Aa to Rs. Millett (Moeller) moved approval with stipulation that one dwelling be built on level spot previously designated. Ayes 6

Next petitioner was Mrs. Chris Hubler to rezone small parcel of land from Aa to Rs. Chambliss (Suchomel) moved approval. Ayes 6

Catherine Campion was present to request rezoning of about 2 Acres from Aa to Rs. Loeffler (Suchomel) moved approval. Ayes 6

In accordance with Zoning Commission Policy asking for report on all rezoned lands July 1, Jack Reeve, representing himself and Melvin Thumma, was present to report that building cannot take place on their rezoned land until they can get access to city sewage. Commission members agreed use of individual septic tanks on the property was unwise and asked Mr. Reeve to report again July 1, 1979.

A letter received from Donald Dollar, regarding land previously rezoned in Sugar Creek Twp., stated he had no plans. Commission members instructed Administrator Dvorak to start proceedings for rezoning land back to Aa.



July 19, 1978

A letter was received from Dr. Reid in which he stated he was in contact with an engineering firm to begin work on his subdivision. Administrator Dvorak will contact Schoon Engineering firm for further information.

Chambliss(Loeffler) moved commission not meet in August.

Meeting adjourned at 11:15.

Helen Mullett

Secretary

Dr. D. D. Dvorak

Chairman



June 21, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, June 21, 1978. Present were: Chairman Davidson, Loeffler, Bixler, Suchomel, Chambliss, Millett and Zoning Administrator Dvorak.

First petitioners were Eddie and MaDonna Behrle to rezone approximately one Acre in Iowa Township from Aa to Rs. Moved by Millett (Chambliss) that rezoning be approved with building permitted only on level spot mentioned in soil report. Ayes 6

Second petitioner was Robert Rowe - Kountry Katerers, Ltd., asking to rezone Approximately  $1\frac{1}{2}$  acres from Ch to Rs. Bixler (Suchomel) moved approval. Ayes 6

Third item of business was Wayne Schoff asking to rezone about 17 acres adjacent to Schoff's Third Addition from Aa to Rs. Bixler (Chambliss) moved approval Ayes 6

Chambliss left the meeting.

Charles and Ruby Norton then asked to rezone two parcels of land totalling about 68 acres from Aa to R~~a~~. Present were objectors William Hartz and Jack Rife representing himself and his parents Mr. and Mrs. Everett Rife. After discussion Loeffler (Millett) moved we disprove the rezoning petition. Chairman Davidson then called for roll call vote. Loeffler, Bixler, Suchomel and Millett all voted Aye. Chairman did not vote. Mr. Norton asked that the reason for disproving be recorded in the minutes. Reasons give by commission members were; land in question has high crop suitability rating, is prime agricultural land, has a seasonally high water table and is somewhat poorly drained. The aforementioned reasons were all contained in the soil map and report which had been duly examined by commission members.



June 21, 1978

The final plat for D-Del Subdivions Part I was examined and Suchomel (Loeffler) moved approval contingent upon rewording of legal description.

Last item of business was the final plat for Schoffs 3rd subdivision. Millett(Loeffler) moved we waive the customary 30-day waiting period and approve the final plat subject to engineering accuracy as noted in ordinance 4.105.

Zoning Administrator was reminded that commission had decided to ask for annual letter of intent July 1 on all parcels of land previously rezoned. Persons with such land should be reminded to have letters in by July 1 for review at next meeting of Zoning Commission.

Meeting adjourned at 11:15

Helen Millett

Secretary

Lester Chambliss

Chairman



May 17, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, May 17, 1978. Present were Chairman Davidson, Bixler, Chambliss, Millett, Moeller, Suchomel and Zoning Administrator Dvorak.

First petitioner was Terry Schneider to rezone 1 acre from an 8 acre tract from Ag to Rs. Moved by Moeller (Suchomel) Carried unanimously.

The next item of business was the Preliminary Plat for Schoff's Third Subdivision. After discussion Chambliss (Bixler) moved approval. Carried Unanimously.

The plat for Hubler's D-Del Subdivision was submitted for study by Commission members prior to action at next meeting.

Meeting adjourned at 10:40.

Helen Millett

Secretary

Davidson

Chairman







April 19, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, April 19, 1978. Present were Vice Chairman Chambliss, Suchomel, Moeller, Bixler, Loeffler, Millet and Zoning Administrator Dvorak.

First petitioner was Irvin Strackbein, for Strackbein's, Inc. to rezone 11.26 A from Aa to Ch. Objectors present were Merlin and Virgil Kruckenberg, owners of adjoining farm land. Chairman Davidson entered the meeting. Bixler, (Davidson) moved approval. Ayes 4 Nays 2.

Next petitioner was Bryan Lake, representing Stauffer Chemical Co., asking to rezone approximately 3.67 acres from Aa to Ma. No objectors were present. Loeffler (Millet) moved approval. Unanimous.

After some suggested changes and updating by County Engineer, Ellerhoff, Millet (Suchomel) moved approval of final plat of Ray and Elaine Silver. Motion carried unanimously.

After discussion and noting addition and corrections, Chambliss (Moeller) moved approval of final plat for Don Rathjen. Motion carried.

Meeting adjourned at 11:20.

Helen Trillett

Secretary

Davidson

Chairman



March 15, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on March 15, 1978 at 10:00 a.m. Present were Chairman Davidson, Bixler, Chambliss, Loeffler, Millett, Suchomel, Zoning Administrator Dvorak, and new member LeRoy Moeller from New Liberty.

First order of business was consideration of rezoning a 6 acre plot from Aa to Rs for Sherman(Dale) Manning. Soils report showed building would have to take place in a designated area. Chambliss (Loeffler) moved approval of rezoning with stipulation that one dwelling be built in approved area.

Don Rathjen brought final plat of Spring Valley Estates SD#278. Lots 1 to 8 have been renumbered and are all that will be developed at this time. Otherwise plat is similar to preliminary plat. Commissioners delayed action until engineers recommendation is received.

Meeting adjourned 10:45.

Helen Millett

Secretary

Leo Chambliss

also Chairman



Feb. 27, 1978

The Cedar County Planning and Zoning Commission held a called public hearing in the Courthouse, Tipton, Iowa on February 27, 1978 at 10:00 a.m. Present were chairman Davidson, Bixler, Chambliss, Loeffler, Millett and Zoning Administrator Dvorak.

Minutes of Feb. 15 meeting were read and approved.

Business was final plat approval of Young's Addition #SD278. Upon recommendation of County Engineer with the addition of two items Loeffler (Millett) moved we approve the final plat in accordance with the resolution approved at last meeting. Motion carried.

Meeting adjourned at 10:05.

Helen Millett

Secretary

Ray Davidson

Chairman



February 15, 1978

The Cedar County Planning and Zoning Commission held a public hearing in the Courthouse, Tipton, Iowa, on February 15, 1978 at 10:00 a.m. Present were Chairman Loeffler, Bixler, Chambliss, Davidson, Millett, Suchomel and Zoning Administrator Dvorak.

The hearing was called to order by Chairman Loeffler. Minutes of the public hearing held December 21, 1977, were read by the Secretary and approved as read.

Since the Commission did not meet in January of this year, election of officers was the first order of business. Motion was made by Suchomel, seconded by Millett, to nominate Don Davidson to serve as Chairman. Chambliss then moved that nominations cease and a unanimous ballot be cast for Davidson. Motion was seconded by Bixler and a unanimous ballot so cast. Motion was then made by Suchomel, seconded by Davidson, to nominate Millett for Secretary. Thereafter, Chambliss moved that nominations cease and a unanimous ballot be cast for Millett. Motion was seconded by Bixler and ballot cast with all members voting "aye" except Millett who voted "nay". Motion carried. Thereupon, the newly elected officers took over the hearing. The new Chairman then appointed Les Chambliss to serve as Vice-Chairman in the event of his absence at any time.

Next order of business was to review Preliminary Plat and Grading Plan of Wayne Schoff, file #SD278, known as "Youngs' Addition" County Engineer Ellerhoff and Zoning Administration Dvorak both recommended approval. After discussion moved by Loeffler (Suchomel) that Preliminary Plat be approved. Motion carried.

Dvorak read a resolution which he had to drawn up to simplify such approvals. Commission approved using such in future.



If Board of Supervisors approve said Plat, Schoff requested Zoning Commission call special meeting for final plat approval. Commission set Tentative Meeting for February 27, contingent upon Board of Supervisors approval.

Next order of business was review of Preliminary Plat of Mr. & Mrs. Raymond Silver #1785P. Fence agreement was still missing from Victor Palpant and some problems with sewer have yet to be worked out. Upon recommendation from County Engineer Ellerhoff and Zoning Administrator Dvorak and with the above mentioned to be taken care of Bixler (Chambliss) moved we approve preliminary plat. Motion carried.

Hearing adjourned at 11:30. a.m.

Helen Millett

Secretary

Ray Schoff

Chairman