

November 19, 1980

The regular public hearing of the Cedar County Planning & Zoning Commission was held in the Courthouse, Tipton, Iowa, on November 19, 1980, at 10:00 AM. Present were members Loeffler, Chambliss, Davidson, Bixler, Moeller, Suchomel and Zoning Administrator Dvorak. Absent: Millett.

Minutes of the regular hearing held October 15, 1980, were read and approved.

Petition of Minnie F. and Robert E. Allmandinger, R. R., Wilton, to rezone a one acre tract of land from "Aa" to "Rs" located in Sec. 19, T. 79N, R-1W, Farmington Township was next considered by the Commission. Present were Minnie and Carl Allmandinger and Ronald Allmandinger, grandparents and father of petitioner Robert E. Allmandinger. Rezoning was requested for the purpose of allowing Robert Allmandinger to erect a single family dwelling on said tract for his own use and convenience in his present and future participation on behalf of their farming operation. There were no objectors present nor any written objections on file.

Motion was made by Chambliss, seconded by Bixler, to approve petition. Motion carried unanimously.

There being no further business to consider, upon motion by Loeffler, seconded by Suchomel, the hearing adjourned at 10:30 AM.

Mildred Suchomel
Secretary

Raymond
Chairman

October 15, 1980

The Cedar County Planning and Zoning Commission met October 15, 1980 at the Courthouse, Tipton, Iowa with the following present: Chambliss, Loeffler, Millett, Moeller, Suchomel and Zoning Administrator Dvorak.

Paul Caes was present to request a change in zoning from Aa to Rs for a five acre plot. No objectors were present. Dvorak presented soils map of the area. After discussion Millett (Loeffler) moved rezoning of one acre only so that house will be built in most suitable location.

Ayes 4

Meeting adjourned at 10:30

Helen Millett

Secretary

Lester Chambliss

Vice-chairman

September 18, 1980

The Cedar County Planning and Zoning Commission met on September 17, 1980, in the Courthouse, Tipton, Iowa. Members present were: Chairman Davidson, Chambliss, Loeffler, Moeller and Zoning Administrator Dvorak. Minutes of the previous meeting were read and approved.

Thomas R. Park, Tipton, was the first petitioner, requesting that approximately 4.9 acres located at the east edge of Cedar Bluff be changed in zoning from Aa to Rs. No objectors were present. Dvorak presented the plat and soil map to the commission stating that the only major problem is sand. Loeffler moved and Moeller seconded approval of his petition. Ayes all.

The next petitioner was Attorney Durwood Dircks, representing Paul Hasselbusch and Delmar Prosser of Clarence, presenting a petition to rezone 27 acres of land from Aa to Mb for grain storage and LP bulk storage. Dircks stated that 4-5 acres is presently being used and the additional acres to be rezoned are for possible future expansion. Moeller questioned the Mb classification stating that there would be no guarantee what the zoning classification would allow in the future if all 27 acres were rezoned now. Dircks stated that the Mb classification is needed for the storage of LP. After discussion, Moeller moved and Chambliss seconded to change the petition for rezoning from Aa to Mb of 10 acres of highway frontage instead of the original petitioned 27 acres. Ayes all.

Dennis McMenimen, Attorney from Cedar Rapids, representing Jerry Lenz and Steve Peterson, presented a petition for rezoning of approximately 8.5 acres located north of Mechanicsville from Aa to Rs. Lenz and Peterson are purchasing the property from Marjorie Fairley. They intend to split the property and each build a single family dwelling. Dvorak read a petition objecting to the rezoning signed by

the following: Gary Baker, James High, Duane Jurgenson, Robert Beck, Charles Johnson, Gorman Robinson and Leroy Wendt, all of Mechanicsville. Objectors present at the meeting were: Melvin Baker, Gary Baker, Ron Baker and Bill Nehring. Melvin Baker commented about runoff problems, concern about possible future problems if he builds a hog confinement near the property to be rezoned and questioned roadway on the property. Gary Baker explained that the property is used for wildlife runs and feels that the property will lose value if petition is allowed. Bill Nehring stated that the Cedar County Sportman's Club is concerned about removal of the trees disrupting the wildlife refuge. Ron Baker questioned the drainage of the sewer systems. Dvorak then stated that there is no high water table in the area so there should not be a problem and that the sewer systems will have to meet specifications. Dvorak read the soil maps stating that the steepness of slopes is the only foreseeable problem. After further discussion, Moeller moved and Loeffler seconded to approve the petition to rezone two 1 acre plots. Ayes all.

Meeting was adjourned at 11:10 a.m.

Sharon Brues
Secretary Pro-tem

Lester Chambliss
Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

August 12, 1980

LEGAL NOTICE

There will not be a Zoning Commission Meeting during the month of August because no petitions have been filed with this office.

Richard J. Dvorak
Zoning Administrator

RD:sp

Copies Sent 8/12/80 to:

1. 7 Zoning Commission Members
2. 1 Copy to Newspaper
3. 2 Copies for Bulletin Board
4. 1 Copy for File

August 6, 1980

The Cedar County Planning and Zoning Commission met August 6, 1980 at the Courthouse, Tipton, Iowa. The following were present: Bixler, Chambliss, Davidson, Loeffler, Millett, Suchomel and Zoning Administrator, Dvorak. Will Thompson, planner from Dubuque, and Sue Hall, observer, were also present.

The meeting was spent discussing the final Comprehensive Plan for Cedar County which has been written over the past several months. After discussion Loeffler (Suchomel) moved approval. Ayes 6

Meeting adjourned at 11:40.

Helen Millett
Secretary

Wayne Davidson
Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 30, 1980

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will hold a special meeting on Wednesday, August 6, 1980, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time we will review the Final Comprehensive Plan for Cedar County.

If you are unable to attend this meeting, please contact this office at your earliest convenience. Thank you.

Richard J. Dvorak
Zoning Administrator

RD:sp

Copies Sent 7/30/80 to:

July 16, 1980

The Cedar County Planning and Zoning Commission met July 16, 1980 at the Courthouse, Tipton, Iowa. Present were: Bixler, Chambliss, Davidson, Millett, Moeller, Suchomel and Zoning Administrator Dvorak. Also present were: Melvin Baker, Ron Baker, and Philip Ott. Philip Ott wishes to erect a 150 communication tower on the Melvin Baker property in Fremont Township. After questions and discussion Millett(Chambliss) moved we recommend a Special Use Permit for construction of tower. Ayes 5

A special meeting of the Zoning Commission was set for August 6. Meeting adjourned at 10:20.

Helen Millett
Secretary

John Davidson
Chairman

26616233

CHAPTER

2011-10-1080

June 18, 1980

The Cedar County Planning and Zoning Commission met June 18, 1980 at the Courthouse, Tipton, Iowa. All board members were present with Zoning Administrator Dvorak: Bixler, Chambliss, Davison, Loeffler, Millett, Moeller, and Suchomel. Planners, Eric Bracke, Will Thompson, and Jeff Schlingman from ECIA were also present.

A petition to rezone 1 A from Aa to Rs for Carl Schiele and Thomas Lehman was discussed. No objections were on file. Moeller (Loeffler) moved approval. Ayes 6

More discussion on comprehensive plan followed - no action was taken. Plan is going forward satisfactorily and nearing completion.

Members read letters from Gale Gates who proposes to build an alcohol manufacturing plant in connection with his established grain business. A letter from his attorney, Gregory M. Sieh, was also read. Discussion followed. It was the unanimous opinion of the Zoning Board that board concur with the opinion of the Zoning Administrator that such plant for making alcohol is not an agricultural business and should be rezoned to an appropriate classification.

Planner Schlingman suggested that changes in Zoning Ordinances or policies should be made at time of annual meeting of Zoning Board.

Meeting adjourned to meet at regular time in July.

Helen Millett
Secretary

Carl Davison
Chairman

May 30, 1980

The Cedar County Planning and Zoning Commission met May 30, 1980, having failed to reach a quorum May 21. Chambliss, Davidson, Loeffler, Millett, Moeller, Suchomel and Zoning Administrator Dvorak were present. Planner Will Thompson was also present.

The meeting consisted of further discussion on the Comprehensive Plan for Cedar County. Final meeting on the Comprehensive Plan will be June 18.

Meeting adjourned at 11:00.

Helen Millett
Secretary

John Chambliss
Chairman

April 16, 1980

The Cedar County Planning and Zoning Commission met April 16, 1980 at the Courthouse, Tipton, Iowa. Chambliss, Davidson, Loeffler, Millett, Moeller, Suchomel and Zoning Administrator Dvorak were present.

Kenneth Drechsler petitioned to rezone one acre from Aa to Rs. No written objections were on file. Verle and Harvey Kleppe, neighbors have hogs on adjoining property. They stated they were not objecting, but concerned as to future complaints regarding odor. After discussion Loeffler (Millett) moved approval of rezoning. Ayes 5

Clarence Byers, David White, and Darrell Brown representing Cedar County Conservation Service were present. Questions and discussion on conservation practices, soils and related topics followed. Members received copies of the recently completed Soil Survey of Cedar County.

More discussion took place with Eric Bracke and Will Thompson. An additional goal had been written for the Comprehensive Plan. This was informally approved by the members.

Helen Millett
Secretary

John Chambliss
Chairman

March 26, 1980

The Cedar County Planning and Zoning Commission met March 26, 1980 at the Courthouse, Tipton, Iowa. All members were present: Bixler, Chambliss, Davidson, Loeffler, Millett, Moeller, Suchomel and Zoning Administrator Dvorak. Planners Bracke and Thompson from ECIA were also present.

Goals and objectives as prepared by the planners, were discussed and suggestions made as to additions to goals. It was generally felt a good start had been made and that goals and objectives were well prepared. Some rewriting will be done and Commission will meet again on regular date-third Wednesday of April.

Meeting adjourned at 11:30.

Helen Millett

Secretary

Chairman

March 18, 1980

The Cedar County Planning and Zoning Commission met March 18, 1980 at the Courthouse, Tipton, Iowa. All members were present: Bixler, Chambliss, Davidson, Loeffler, Millett, Moeller, Suchomel and Zoning Administrator Dvorak.

Dvorak reported on status of 3 zoning changes that commission had acted upon previously: one was uncertain due to ownership of land and two had been disapproved by the Board of Supervisors.

Eric Bracke and Will Thompson, Planners for E C I A were present. Discussion followed on revision of the comprehensive plan.

Meeting adjourned at 11:45

Helen Millett
Secretary

John Davidson
Chairman

February 20, 1980

The Cedar County Planning and Zoning Commission held a public meeting in the Courthouse, Tipton, Iowa, February 20, 1980. Present were: Bixler, Chambliss, Davidson, Millett, Moeller, Suchomel, and Zoning Administrator Dvorak.

Ross Leeper was present representing Jim Sissel and Wallace Wingert. They requested a change in zoning from Aa to Rs of a 10-acre tract. Moeller(Suchomel) moved we rezone approximately two acres for one house on each acre. Ayes 5

The next petitioners were Gaylord Goodale and Kirk Sissel, who were represented by Jo Sissel. They seek to rezone approximately 1.4 acre for a single family dwelling. Chambliss(Bixler) moved approval. Ayes 5

Meeting adjourned at 10:40.

Following the regular meeting, Eric Bracke, representing the East Central Intergovernmental Association, spoke briefly on the Comprehensive Plan for Cedar County, which will be revised. Members of Zoning Commission will need to have ready, goals and objectives, before revision of plan can begin.

Helen Millett

Secretary

Ross Leeper

Chairman

January 16, 1980

The Cedar County Planning and Zoning Commission held a public meeting in the Courthouse, Tipton, Iowa, January 16, 1980. Chambliss, Davidson, Millett, Moeller, Suchomel and Zoning Administrator Dvorak were present.

Mrs. Jerry Lenz, representing herself and Jerry Lenz and Steve Petersen, was present seeking to rezone 8 A. from Aa to Rs. One petition, containing 8 signatures, objecting to rezoning is on file. Melvin Baker and Gorman Robinson were present objecting to rezoning. Moeller (Chambliss) moved to rezone 1 A. on an approved site for building. Ayes 3 Nays 1. Suggestion was made that builders be aware of subdivision regulations after conferring with Dvorak.

Second petitioner was Robert Isabel seeking to rezone 1 A. from Ma to Rs. No objectors were present. Suchomel (Chambliss) moved approval. Ayes 4

Fred Brammeir was present to seek rezoning for 6 A. from Aa to Rs, proposing to sell off 1 A. (or larger) lots. No objectors were present. Neighbors Leo Shuger and Jeff Tank (representing Wayne Tank) acknowledged concern over proposed plans, not objection. Millett (Chambliss) moved approval. Ayes 3 Nays 2

Meeting adjourned at 11:30 a.m.

Helen Millett
Secretary

Jeff Dvorak
Chairman