


Iowa Beef Processors, Inc., states that it had previously filed a Petition for Special Use asking the Board of Adjustment for a special use permit under Section XIX, Subsection 9 of the Cedar County Zoning Ordinance, to construct and operate a pork slaughter and processing plant on 488.27 acres in Section 19, Dayton Township. That section provided for the granting of certain uses, including stockyards and slaughter of animals, by the Board of Adjustment in zoning districts from which those uses are prohibited. On November 9, 1981, the Cedar County Board of Supervisors rezoned the 488.27 acres in question from Aa to Mb Heavy Industrial. Slaughtering and meat packing plants are permitted in the Heavy Industrial District so that the permit from the Board of Adjustment is no longer necessary. Therefore, Iowa Beef Processors, Inc. withdraws its Petition for Special Use from the Board of Adjustment.

Iowa Beef Processors, Inc.

By: 

November 4, 1981

The Cedar County Board of Adjustment met informally November 4, 1981, at 9:00 AM in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Bentratt, Petersen, Crock and Suchomel. Absent was Maurer. Also present was Zoning Administrator Dvorak and Attorney Norman Hamiel.

Minutes of the hearing held November 2, 1981, were read, corrected, and approved.

The meeting was informative only and was called with regard to Iowa Beef Processors, Inc. and Northern Trust Company's petition for a Special Use Permit. Inasmuch as one of more of the Board members questioned whether such Permit was necessary, it was felt more information was needed. Attorney Hamiel pointed out that IBP and Northern Trust wanted to be certain that any approved change in zoning would be legally enacted pursuant to the Code of Iowa inasmuch as there was a question at this time where final authority lay -- whether with the Board of Supervisors or the Board of Adjustment. The Board then mutually agreed to hear petition of IBP and Northern Trust as scheduled for November 12, 1981, at 10:00 AM.

Upon motion by Suchomel, seconded by Crock, the meeting adjourned at 10:00 AM.

Waldred Suchomel
Secretary

Mark Bentratt
Chairman

October 2, 1981

Cedar County Board of Supervisors
Cedar County Courthouse
Tipton, Iowa 52772

Due to my increased work schedule, it will be impossible for me to attend future Board of Adjustment meetings.

Therefore, I wish to resign as a member of the Cedar County Board of Adjustment.

Sincerely,

Robert Suchomel

Bob Suchomel
RFD #2
West Branch, Iowa 52358

November 2, 1981

The Cedar County Board of Adjustment held a public hearing November 2, 1981, at 10:00 AM in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Bentratt, Petersen, Crock and Suchomel. Absent was Maurer. Also present was Zoning Administrator Dvorak.

Minutes of the hearing held August 27, 1981 were read and approved.

Application of Tom Morris for a variation from the provisions of the Cedar County Zoning Ordinance was then reviewed. Petitioner was present and asked that he be allowed to place a mobile home for the use of his son on his property in West Branch, that request was being made due to the serious illness of his wife and the need to have a family member near to help out. A signed statement by property owners adjacent to Mr. Morris declaring they had no objections to the granting of his petition was read by the Zoning Administrator. Motion was made by Petersen, seconded by Suchomel, to grant said petition as a hardship variance, said special use permit to apply for the purpose requested only, terminating if other usage should take place. Motion carried unanimously.

Upon motion by Suchomel, seconded by Crock, the hearing adjourned at 10:30 AM.

Walden Suchomel
Secretary

Mark Bentratt
Chairman

August 27, 1981

The Cedar County Board of Adjustment met at 10:00 a.m on August 27, 1981 in the basement of the Courthouse, Tipton, Iowa. Present were Petersen, Bentratt, Maurer and Bob Suchomel. Also present was Rick Dvorak, Zoning Administrator.

Bentratt presided as Chairman.

Minutes of the previous meeting were read and approved.

Mike McGuire, RR, Atalissa, requested a side yard variance of 3 feet and a rear yard variance of 18 feet in order that he could add onto his existing dwelling. Merle Krueger, Atalissa, a neighbor, was present.

Following a short discussion and there being no objectors, Maurer moved we allow the variance. Petersen 2d the motion. All voted in favor.

Meeting adjourned.

Mildred Suchomel
LaVonne Maurer, Secretary

Merle Bentratt
Merle Bentratt, Chairman pro tem

July 20, 1981

The Cedar County Board of Adjustment met in the Meeting Room of the Cedar County Courthouse on July 20, 1981, at 10:00 a.m. Members present were Chairman Chambliss, Bentrrott, Petersen and Zoning Administrator Dvorak. Sharon Pruess was appointed secretary pro-tem.

Minutes of the previous meeting held on February 13, 1981, were read and approved.

Anita Wethington, Tipton, was present to request a hardship variance for herself and Jerry Heick to place a mobile home on a 50' x 140' lot in the town of Buchanan. Objectors present were Mr. & Mrs. Carl Bair, Mr. & Mrs. Gary Hubler, Richard Ohrt and Donna Lee Weaver, all of Buchanan.

Dvorak explained the hardship variance request and then read the petitioner's written request and a petition received from the objectors.

Gary Hubler, adjoining property owner, questioned the definition of a hardship and stated that he feels the value of his and other's property is lowered when trailers are permitted to be installed in Buchanan.

Anita Wethington then stated her reason for petitioning and said that she was aware that they would have to install a sewer system.

The objectors present then stated that the well is located centrally on the property and feel that the distance requirement between the absorption field and the well can not be met. They also stated that they did not feel that Wethington and Heick would be any more financially ahead because of the purchase price and property taxes.

After further discussion, Petersen moved and Bentrrott seconded the motion to grant Wethington & Heick the hardship variance, subject to meeting Cedar County's sewer regulations. Two members voted in favor and one member opposed.

Meeting was adjourned at 10:45 a.m.

Lester Chambliss, Chairman

Sharon Pruess, Secretary Pro-tem

4/14/81

The Cedar County Board of Adjustment met in the basement of the Cedar County Courthouse, Tipton, on April 14, 1981 at 10:am with the following present: Richard Dvorak, Zoning Adm. and Lester Chambliss, chairman; Bob Suchomel and LaVonne Maurer.

Wm. VanDorn, R 1, Tipton, petitioned for a front and side yard variance on his property located on lot 1 of lot C, SW $\frac{1}{4}$ Sec. 14, T80, R3. VanDorn was represented by Paul L. Welsh, Jr. and Wm. J. Connelly of the Shamrock Concrete Construction, Tipton, Iowa. Van Dorn is wanting to build a garage 5 feet from the front property line and 5 feet from the side property line.

There being no objectors present and following a short discussion, Bob Suchomel moved and LaVonne Maurer 2d the motion. All agreed.

Bob Suchomel moved we adjourn. Maured 2d. All aye. Meeting adjourned.

Lester Chambliss, Chairman

LaVonne Maurer, Secretary

February 13, 1981

The Cedar County Board of Adjustment met on February 13, 1981, at 10:00 a.m., in the basement of the Courthouse, Tipton, Iowa. Members present were Mearl Bentrrott, Vic Peterson, Bob Suchomel, Zoning Administrator Dvorak. Mearl Bentrrott presided as chairman and Sharon Pruess was appointed secretary pro-tem. Minutes were read and approved from the previous meeting by Dvorak.

The first order of business to come before the board was a request for a Special Use Permit from Byers & Happel and Quaker Oats Company for the purpose of stockpiling corn cobs which will be used in the production of furfural. Dvorak read the minutes of the last ~~Zoning~~ ^{Board of Adjustment} Commission meeting which approved the Special Use Permit (to be reviewed after 1 year) and forwarded it to the Board of Adjustment for approval. Mr. Weiland, previous owner of the property, told the members about the past problem of dumping on the property. Mr. Dvorak stated that he had checked with several junk dealers who may be interested in helping clean up the property. Mr. Anderson, adjoining property owner, stated his concern about possible problems with rats, etc. After discussion, Bob Suchomel moved and Vic Peterson seconded a motion to approve the request for a Special Use Permit on a 1 year basis (to be reviewed after 1 year), provided that the debris is cleaned up and a good gate is installed. Ayes all.

Mr. and Mrs. Richard Wright, RR, West Liberty, next requested a permit to allow them to install a mobile home on their property for their mother. They live on 10 acres and stated that because of financial burdens of installing the mobile home, they would like to leave it there in the future. Vic Petersen moved and Bob Suchomel seconded the motion to issue the Wright's a permit to place a mobile home on their property. Ayes all.

With no further business to come before the board, the meeting was adjourned.

Mearl Bentrrott
Merle Bentrrott, Chairman

Sharon Pruess
Sharon Pruess, Secretary Pro-tem

1-4-81

To Richard Dvorak,
Celar Co Zoning Adm
Tipton, Ia. 52772



Dear Rich,

Because of a new job and daily commitment, I find it difficult to attend the scheduled meetings of the board of adjustment. Would you please find a replacement for me?

Thank you for giving me the chance to learn more about our Co. government and a chance to serve. I enjoyed the time spent.

Thank you once again!

Sincerely,

Mailee Oldroyd

Gave to Richard K. Jan 7 1981
RR