

September 27, 1982

The Cedar County Board of Adjustment held a public hearing September 27, 1982, at 10:00 A.M. in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Petersen, Crock and Suchomel. Absent were Maurer and Bentratt. Also present was Zoning Administrator Dvorak.

Inasmuch as the Chairman and Secretary were absent, Petersen was elected Chairman pro tem and Suchomel Secretary pro tem.

Minutes of the hearing held July 26, 1982, were read and approved. There were no petitions filed in August and no meeting was held.

Zoning Administrator Dvorak then read petition of Gene Kelley, Cedar Valley requesting a hardship variance to allow Mr. Kelley to place a mobile home on a lot he is in the process of purchasing in Cedar Valley. Petitioner was present. Also present were Gene Harden and Bea Tipton of Cedar Valley. They were present only as interested spectators. There were no written protests on file.

After consideration by the Board, motion was made by Crock, seconded by Suchomel, to grant the hardship variance requested. Motion carried unanimously.

There being no further business to come before the Board, upon motion by Crock, seconded by Suchomel, the hearing adjourned at 11:00 A.M.

Mildred Suchomel
Secretary pro tem

Merle Bentratt
Chairman pro tem

7/26/82

Cedar Co. Board of Adjustment met in the meeting room of the Cedar Co. Courthouse, Tipton, Iowa, on 7/26/82 at 10:00 a.m., with the following present: Bentrrott, Maurer, Petersen and Suchomel. Crock was absent. Rick Dvorak, Zoning Administrator, was also present. Bentrrott Chaired the meeting.

Minutes of previous meeting were read and approved.

Dvorak read a letter from Allen Hubler of Buchanan requesting a variance allowing him to replace an existing mobile home with a newer model on his property. Hubler explained problems with old trailer and improvements which would result if allowed the newer trailer. Letters were sent to Darrel Hubler, Arnold Swan, John Behrle and Verlon Weaver and there were no protests. Maurer moved variance be granted. Suchomel 2d the motion. Variance granted.

The next petition was from Mr. and Ms. Matt Herring, R 1, Olin, who request a variance allowing them to place a 2d mobile home on their property to enable them to care for their parents. Letters were sent to Wm Hess, Elmer Bixler, Robt. Bequeaith and Herb Crock. Bixler was present at meeting as an interested spectator, not an objector, if trailer were in good condition. Ms. Herring explained they wanted the trailer for the time needed to care for her mother who is ill. Her father in law will be moving out west after her mother is no longer here. A discussion persued and it was agreed this would be a permit rather than a variance inasmuch as this is a temporary situation. Petersen moved we allow the temporary permit for this variance and permit is good only for the time the trailer home is needed to care for Ms. Herring's mother. After the intended use, the trailer will be removed. Suchomel 2d the motion. Motion carried. Dvorak commented about the junk cars and junk and this is not permitted in rural Cedar County and that too much junk reduces value of properties, especially on a highway. Comment was made that this had been cleaned up.

There being no further business, Maurer moved meeting adjourn. Suchomel 2d. Carried. Meeting adjourned.

Merle Bentrrott
Merle Bentrrott, chairman *pro-tem*
Viv Petersen

LaVonne Maurer
LaVonne Maurer, Secretary *Pro-Tem*

5/17/82

Cedar Co. Board of Adjustment met in the meeting room of the Cedar Co. Courthouse, Tipton, Ia., on May 17, 1982 at 10:30 a.m, with the following members present: Bentratt, Crock, Maurer and Suchomel. Petersen was absent. Rick Dvorak, Zoning Administrator, was also present.

Minutes of previous meeting were read and approved.

Dvorak read a letter regarding Ms. Lyle McQuillen, RR, Bennett, Ia. who is petitioning for a variance of the front and side yard requirements to allow them to construct a garage on their property.

Ms. McQuillen explained her position and a discussion ensued. Following the discussion, and there being no objections from adjoining property owners, Suchomel moved we approve the request for variance. Crock 2d the motion. All voted aye. Petition granted. Water will run on own property.

Allen Hubler, Buchanan, who had filed a petition for variance regarding a mobile home, withdrew his petition so this matter was not heard.

Following the adjournment of the regular meeting, the Board went over the Articles and By-Laws and some slight changes were made and new copies will be forthcoming to members of the Board. Meeting adjourned.

Respectfully submitted,

Merle Bentratt
Merle Bentratt, Chairman

LaVonne H. Maurer
LaVonne H. Maurer, Secretary

4/30/82

The Cedar County Board of Adjustment met in the meeting room of the basement of the Cedar Co. Courthouse on 4/30/82 at 10:00 am. Present were Bentrott, Maurer, Petersen, Suchomel and Richard Dvorak, Zoning Administrator. Suchomel was appointed to act as chairman inasmuch as Bentrott was absent at the outset of the meeting.

Minutes of previous meeting were read and approved.

The Board discussed three petitions...1. James and Margaret Graves; Eloise Resberg and Charles Martin. ⁽²⁾

Dvorak read a letter from Ms. James Graves dated 4/22/82 requesting a variance to allow them to replace their present mobile home with a new one. Letters were sent to McCray and Kotmann, neighbors of Graves and there were no objections to letters sent. Inasmuch as there were no objections and this would be upgrading the property, Maurer moved we grant the variance. Bentrott 2d the motion. All approved. Carried. Variance granted.


Dvorak next read a letter from Eloise Resberg, RR, Moscow, requesting a variance in the rear yard setback requirement, which currently requires a backyard depth of not less than 30 feet. Ms. Resberg is petitioning for a variance from this 30' requirement to 5' to allow her to remove 2 existing bldgs. and place a new 13' x 18' shed on her property. Letter was sent to Albert Whitmer, who farms on the back side (this ground is now sold to Triple R Farms/Marolf's) and there were no ~~obj~~ objections. Correction was made in letter requesting variance from 5' to 14'. Following discussion, Bentrott moved the variance be granted to 4', with the stipulation Resberg take care of water runoff and make sure it does not run onto other property. Petersen 2d the motion. All approved.


Next petition was a continuation of Chas. Martin, Cedar Valley, who previously requested a front yard variance from 25' to 2' so that his ~~lexisting~~ building would be legal and he could obtain the required building permit. Sweetings and Holdemann's were present. They are ~~adjoining~~ property owners across the street. Dvorak read a letter from Lee W. Beine, Co. Attorney giving an opinion on this matter. Another letter was read from Norman Kroemer, Chm. of Cedar Co. Board of Supervisors. Both letters were of opinion variance should be denied. Following a lengthy discussion, Maurer moved variance be denied. Petersen 2d the motion. All voted aye. Variance denied.

Time did not permit discussion of new rules and by-laws by the Cedar Co. Board of Adjustment and this was tabled until the next meeting.

Meeting adjourned.

Respectfully submitted,


Mildred Suchomel, Chairman


LaVonne Maurer, Secretary

March 10, 1982

The Cedar County Board of Adjustment met in the basement meeting room of the Cedar County Courthouse, Tipton, Iowa on 3/10/82 at 10:00 am with the following kpresent: Bentrrott, Crock, Petersen and Maurer. Richard Dvorak, Zoning Administrator, was also present. Minutes of previous mtg. read & approved.

Letter from Charles Martin, R. 1, West Branch, Iowa was read. Martin is requesting a front yard variance from the 25' requiremment to 2' so that his existing building is legal and he can obtain the required building permit.

A drawing kof existing property, along with letter from Roy E. Ellerhoff, Cedar Co. Engineer dated 2/26/82 were submitted as evidende.

Steve Sweeting who lives east of Martin said he talked with Supervisor Davis this a.m. and Davis stated there was no permit to put building up but there was an ok for fence on back side of ditch. Maintenance and snow removal were discussed, with counties' position being they would push the snow to each side and county is concerned with liability regarding weight of snow on bldg. Sweeting stated building was put up approximately 7/1/81. Sweeting did not object to building per se being there if it did not cause snowdrifts. Martin stated the 1st complaint was 8/81 (no bldg. permit); 10/81 (in county right of way); 3/82 (co. engineer said bldg. was in right of way). Tom Behrle was also present and commented that Davis should be present inasmuch as he had been quoted several times. He also stated the maintenance of road was a joint effort of Martin, Sweetings and Holdeman, all residents of same street.

Follwing a quite lengthy discussion, the panel questioned their authority to make a decision and grant a variance. Petersen moved we check into the matter further. Crock 2d. Motion carried. Dvorak said he would contact the county attorney for advice and matter was tabled until a future date.

Next matter to be heard was a follow up of a special use permit granted on 2/13/81 to Quaaker Oats Co., renter and Byers & Happel Realtors, owner, for purpose of stockpiling corncobs on 1 1/3 acres in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, of Sec. 33, T82N, R1W in Massillon Twp. After review of the matter, Maurer moved that inasmuch as there had been no cpmplaints, variance be extended for 3 yrs., and if at end of 3 year period there were no complaints, permanent variance be granted. Petersen 2d. All voted aye. Variance granted. Dvorak commented Quaker Oats be aware of time limit. Election of officers resulted in Bentrrott, ghairman; V. Chm., Suchomel; Secretary, Maurer. Dvorak advised we would have a meeting to review by-laws.

Meeting adjourned.

Chairman, Merle Bentrrott

Secretary, LaVonne Maurer

March 10, 1964

The Board County Board of Adjustment met in the basement meeting room of the Cedar County Courthouse, Tipton, Iowa on 3/10/64 at 1:00 pm with the following present: Benoit, Brock, Peterson and Warner. Richard Dvorak, Planning Administrator, was also present. Minutes of previous meeting were approved. Letter from Charles Martin, R-1, West branch, Iowa was read. Martin is requesting a front yard variance from the R-1 requirement to R-1 so that his existing building is legal and he can obtain the required building permit. A drawing not showing property, along with letter from Roy L. Bismore, R-1, Tipton, Iowa was submitted as evidence.

Steve Westing was given seat of Martin said he talked with Supervisor Davis this a.m. and Davis stated there was no permit to put building up but there was an old fence on back side of ditch. Maintenance and snow removal were discussed, with committee position being they would clean the snow to each side and county is concerned with liability regarding weight of snow on ditches. Westing stated building was put up approximately 7/1/61. Westing is not object to building per se being there if it did not cause snowdrifts. Martin stated the last complaint was 8/61 (no bid. permit); 10/61 (in county right of way); 2/62 (cc. engineer said sign was in right of way). Tom Davis was also present and commented that Davis should be present inasmuch as he had been present several times. He also stated the maintenance of road was a joint effort of Martin, Westing and Holcomb. All residents of same street.

Following a brief lengthy discussion, the panel questioned their authority to make a decision and grant a variance. Peterson moved we check into the matter. Motion carried. Dvorak said he would contact the county attorney for advice and master was called until a future date. The matter to be heard was a follow up of a special use permit granted on 2/1/64 to Luther Davis Co., Tipton and Myers & Regal Realtors, owner, for purpose of erecting a building on 1 1/2 acres in the NW 1/4 of Sec. 33, T23N, R14W in Tipton Twp. After review of the matter, board moved that inasmuch as there had been no complaints, variance be extended for 3 yrs., and if at end of 3 year period there were no complaints, permanent variance be granted. Peterson Co. All voted yes. Motion carried. Dvorak commented that there be some of time limit. Election of officers resulted in Benoit, Chairman; Brock, Secretary; Warner, Treasurer. A motion was made to adjourn to review by-laws. Meeting adjourned.

Secretary, LeVonne Warner

Chairman, Benoit

OFFICE OF
COUNTY ENGINEER
CEDAR COUNTY

TELEPHONE 886-6102

COURTHOUSE
TIPTON, IOWA



February 26, 1982

Mr. Charles Martin
Rt. 1
West Branch, Iowa 52358

Dear Mr. Martin:

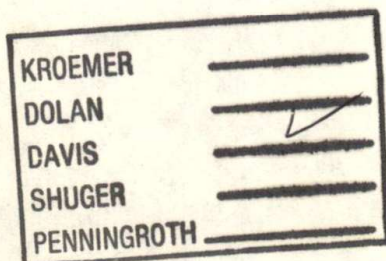
The existing road in Cedar Valley that lies along the north side of your property has no recorded right of way width that our department can ascertain.

The present road top width of approximately 16 feet with small ditches on either side is apparently adequate for the access of the two property owners that use it to the East of your property. Since it is a dead end situation terminating in a private driveway, our department can see no need at this time to demand any greater right of way width than that which has apparently been sufficient for some long period of time past.

As you recall, when the adjacent property owners requested this short piece of road to be reopened by the Supervisors, February 21, 1980, it was understood and agreed to by all affected property owners that only very minimal county maintenance would be done. This meant blading would not be possible because of the unimproved nature of this road segment.

Your existing fence, which cannot be called the right of way line since we do not have a recorded right of way width, is located generally on top of the back slope and approximately in line with an older fence lying west of your property.

The above information reflects the current situation as our department records and observations are aware of at this point in time.



Very truly yours

A handwritten signature in cursive script that reads "Roy E. Ellerhoff".

Roy E. Ellerhoff
Cedar County Engineer

A handwritten signature in cursive script that reads "Glen Conant".

Glen Conant
Assistant County Engineer

cc:Board of Supervisors
Rick Dvorak

COUNTY ENGINEER

LOCAL BOARD

TO THE BOARD OF
LOCAL ENGINEERS

IN THE CITY OF

_____	PENNINGROTH
_____	SHUGER
_____	DAVIS
_____	DOLAN
_____	KROEMER

Tom Birely

Dead End

Survey
to
+0

November 12, 1981

The Board of Directors of the Northern Trust Company, at its meeting on November 12, 1981, at 10:00 A.M. in the Board Room of the Northern Trust Company, Chicago, Illinois, the following resolutions were adopted:

Resolved, That the Board of Directors of the Northern Trust Company, do hereby authorize the President and the Board of Directors to execute and deliver to the Secretary of the Board of Directors of the Northern Trust Company, a Certificate of Incorporation for the Northern Trust Company, Illinois, in the form attached hereto as Exhibit A.

The minutes of the meeting of the Board of Directors of the Northern Trust Company, held on November 12, 1981, were read and approved.

The hearing was called to order by the Chairman, Mr. J. Edgar Hoover, at 10:00 A.M. The Chairman read the following statement:

"The Board of Directors of the Northern Trust Company, at its meeting on November 12, 1981, at 10:00 A.M. in the Board Room of the Northern Trust Company, Chicago, Illinois, the following resolutions were adopted:

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Sweeping
1/1/82
Holdenman

N

Road

Drive way

Drive way

Holdenman
House

Road

Martin
House

6x10

12x30

10x12

6x10

6x10

November 12, 1981

The Cedar County Board of Adjustment held a public hearing November 12, 1981, at 10:00 AM in the Assessment Meeting Room of the Courthouse, Newton, Iowa. Present were Dentoff, Peterson, Crook and Buchanell. Absent was Hunter. Also present was zoning Administrator Dvorak.

Minutes of the informal meeting held November 4, 1981, were read and approved.

The hearing was called as a result of Iowa Beef Processors, Inc., and Northern Trust's initial request for a Special Use Permit. Zoning Administrator Dvorak read the petition received from IBP and Northern Trust. Attorney Norman Hamel, representing IBP, then took the floor to state he had met informally with the Board of Adjustment on November 4th, 1981, at the Board's request since the Board felt more information was needed. Attorney Hamel then proceeded to read a letter which stated that IBP and Northern Trust had withdrawn their petition for a Special Use Permit. Letter read by Attorney Hamel is attached hereto, thereby becoming a part of the minutes of this hearing.

Chairman Dentoff then asked those persons attending the hearing if there were any questions they wished to ask. No questions were raised and, upon motion by Buchanell, seconded by Peterson, the hearing adjourned, time 10:30 AM.

Chairman

Secretary