

December 19, 1984

The Cedar County Planning and Zoning Commission met December 19, 1984 at the Courthouse, Tipton, IA with the following present: Bowie, Davidson, Millman, Millett, Moeller, Wright and Zoning Administrator Dvorak.

As an item of information Dvorak reported County Engineer had visited site of Slach's Commercial Subdivision (discussed at Oct. 17 meeting) and found work not completed. A \$1500 bond has been posted to cover work not done.

Purpose of the meeting was to review petition of Estate of Hallie Lenker and Leo J. and Joellen F. Rasmussen, Contract Buyers, to rezone 4.2 acres from Aa to Ra. Rasmussen presented plans for 6 lots and stated that road would be graded and then turned over to County for maintenance. At present Class A road extends only to end of development. Mr. and Mrs. Gerald Goodwin, occupants of housing development on other side of road questioned which side additional land would come from when grading wider road. Goodwins also questioned drainage of the area.

Objectors present were: Bart and Jackie Schweitzer, Togo Kaufmann, Steve Kaufmann, Freeman Kaufmann. Dvorak read letter of objection from unsigned neighboring landowner

After considerable discussion Bowie suggested Commission should see the site in question. Davidson then declared and adjourned hearing to meet January 9, 1985 at the site with



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County Engineer to be present.

Meeting adjourned at 11:20.

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Secretary

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Chairman

October 17, 1984

The Cedar County Planning and Zoning Commission met October 17, 1984 at the Courthouse, Tipton, IA with the following present: Davidson, Hillman, Millett, Moeller, Suchomel, Wright and Zoning Administrator Dvorak. Also present were engineer Ron Meyer and attorney D. Keith Borchart representing Leonard Slach.

Purpose of the meeting was to review the Preliminary and Final Plat of subdivision of Lot 4 in Slach's Commercaill Subdivision, West Branch, IA.

After discussion Moeller (Wright) moved approval of Preliminary Plat. Ayes 5

Further discussion followed. Private road and utilities do not meet specifications of subdivision ordinance at the present time. To expedite matters for the subdivision owner Suchomel (Moeller) moved to approve final plat as submitted, subject to the subdivider posting a performance bond in an amount established by the Cedar County Engineer to insure that work will be completed to meet the specifications of the Cedar County Subdivision Ordinance. Ayes 5

Meeting adjourned at 10:50.

Helen Millett  
Secretary

D. J. Davidson  
Chairman



September 19, 1984

The Cedar County Planning and Zoning Commission met September 19, 1984 at the Courthouse, Tipton, IA. Those present were: Bowie, Davidson, Millett, Moeller, Suchomel, Wright and Zoning Administrator Dvorak.

First petition was brought by Cedar County - a parcel of land approximately 1.01 acres will be sold by the County. It formerly was used for a County Shed. County requests a zoning change from Aa to Ch. Adjoining property owner, Ernest Colberg, represented by Atty. R. C. Petersen, requested (by letter) that he be given one half of the right of way of an abandoned road between the properties. After discussion <sup>of petition</sup> Moeller (Suchomel) moved approval. Ayes 5.

Next item of business was the approval of Preliminary and Final Plat of Dostal Subdivision in Cass Township. The subdivision consists of 3 lots. In May 1984 Zoning Commission rezoned 1 acre from Lot 1 for the purpose of building a single family dwelling. (see minutes May 16, 1984) Lots 2 and 3 are not rezoned Rs and Commission does not believe they are suitable for building. After discussion Suchomel (Wright) approval. Ayes 5.

Meeting adjourned at 10:45.

Helen Millett  
Secretary

John Dvorak  
Chairman



June 20, 1984

The Cedar County Planning and Zoning Commission met June 20, 1984 at the Courthouse, Tipton, IA. Present were: Bowie, Davidson, Millett, Moeller, Suchomel and Zoning Administrator Dvorak.

The first item of business was a request of Chester & Marvella Sherwood, owners, and Craig Scott, contract buyer, for a change from Aa to Rs approximately 2 acres. No objectors were present. After brief discussion Bowie (Suchomel) moved approval. Ayes 4.

Second petition was for a change in zoning from Ch Highway Commercial to Ca Local Commercial for approximately 5.85 acres by Elizabeth Fraseur, owner and John L. and Leona Fraseur, contract buyers. Larry Wall, attorney for the Fraseurs, explained the reason for request in change of zoning. A Wal-Mart store is planned for the site. Those speaking in favor of the rezoning were: Edward Crock, Tipton, Rev. Wolfe, Pastor of Cedar St. Baptist Church, Don Hargrave, Tipton, Don Goetz, Tipton and Mark Niles, Pres. of Tipton Chamber of Commerce. Letters in favor of rezoning were read from DeVonne Fraseur McKinney and Stephen R. Newlin, both of Tipton. A letter of objection was read from Larry Hodgden, Tipton. Speaking in objection to rezoning was Jacob York, property owner, Tipton. Discussion followed during which Zoning Commission members asked questions of Bill Jones, realtor, Jack Fraseur, Dr. Riley. Dale and David Oldham, farming near the area were concerned about run-off



in case of heavy rain. Bowie (Wright) moved approval of zoning request. Ayes 4

Third item of business was to review the proposed amendment to the 1975 Cedar County Zoning Ordinance:

Article XIII - Use Regulations for "Ch" Highway Commercial District- Add to I. Principal Permitted Uses - "Any use permitted in the "Ca" Local Commercial District." Short discussion followed after which Moeller (Bowie) approval. Ayes 4.

Meeting adjourned at 11:10 a.m. according to the new clock in the meeting room.

Helen Mellett  
Secretary

Am J. Doudler  
Chairman



May 16, 1984

The Cedar County Planning and Zoning Commission met May 16, 1984 at the Courthouse, Tipton, IA with the following present: Zoning Administrator Dvorak, Millett, Moeller, Suchomel, and Wright.

Vice Chairman Moeller opened the meeting. A change of Zoning for one acre of a 25 acre tract was requested from Aa Agricultural to Rs Residential by Marvin Dostal, owner and Douglas Woods. Dostal was not present. Robert Suchomel, adjoining land owner, and Jim Oaks, who farms adjoining land were present to hear discussion.

After discussion Wright (Millett) moved 1 acre be rezoned Rs for the purpose of building a single family dwelling. Exact site will be chose as to building suitability. Ayes 4

Meeting adjourned at 10:20 a.m.

Helen Millett  
Secretary

D. Moeller  
Vice Chairman



April 18, 1984

The Cedar County Planning and Zoning Commission met April 18, 1984 at 10:00 a.m. at the Courthouse, Tipton, IA. Those present were: Zoning Administrator Dvorak, Chairman Davidson, Millett, Moeller, Suchomel and Wright.

Administrator Dvorak had reviewed all zoning requests since 1972 on which no building had taken place. In so doing he found 13 requests that persons wished to remain with the same zoning classification, 3 had not made their wishes known, and 3 wished to rezone from Rs Residential to Aa Agricultural. Moeller (Suchomel) moved that the request of Alan and Pat Chamberlain, Mechanicsville revert back to Aa. Ayes 4 Wright (Millett) that the request of Robert and Evelyn Wethington Tipton revert back to original classification Aa. Ayes 4 Suchomel (Moeller) moved the request of Marvin and Loretta Siebke, Davenport also revert back to Aa. Ayes 4

Preliminary and final plats of Slach's commercial subdivision, West Branch were presented for consideration. No one was present to represent Slach. Area was zoned Ca Commercial in 1960's. County Engineer has approved both plats. After examining Road Maintenance Agreement, and Agreement to Supply Water and some discussion, Moeller (Millett) moved approval of preliminary plat. Ayes 4 Suchomel (Wright) moved approval of final plat. Ayes 4. Meeting adjourned at 10:30 a.m.

Helen Millett  
Secretary

Y.S. Dvorak  
Vice Chairman



March 21, 1984

The Cedar County Planning and Zoning Commission met on Wednesday, March 21, 1984, at 10:00 a.m., in the Courthouse, Tipton, Iowa. Present were Chairman Davidson, Moeller, Hillman, Wright and Zoning Administrator Dvorak.

Roger and Sandra Hubler, Cedar Valley, were present seeking rezoning from "Ra" Urban Residential to "Ca" Local Commercial to allow a bait shop and carry out groceries business. A motion was made by Moeller and seconded by Hillman to grant the rezoning request.

Preliminary plat approval for Slach's Commercial Subdivision was postponed because no one was present to propose the request.

Meeting was adjourned at 10:25 a.m.

Mary Wright  
Mary Wright, Secretary Pro-tem

Don Davidson  
Don Davidson, Chairman

February 15, 1984

The Cedar County Planning and Zoning Commission met February 15, 1984 at 10:00 a.m. at the Courthouse, Tipton, IA.

Present were Bowie, Davidson, Hillman, Millett, Moeller, Wright and Zoning Administrator Dvorak.

Chairman Davidson opened the meeting and asked Dvorak to serve as chairman for election of officers. Moeller (Wright) moved present officers be retained for 1984. Ayes 4 Nays 2

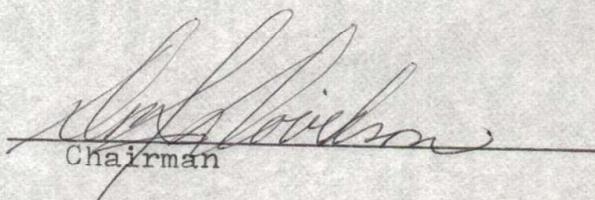
Ed and Jeff Odeen were present seeking rezoning of .84 Acres in the NW $\frac{1}{4}$ , Section 7, T-79N, R-2W in Rochester Township for the purpose of building a shop, office and storage of equipment for the Hawkeye Grain Systems business. Present as an objector was Yvonne Gregory, adjoining land owner.

After discussion Bowie (Hillman) moved said parcel of land be rezoned from Aa to Ab. Ayes 6

Meeting adjourned 10:40 a.m.

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Secretary



John Davidson

Chairman



**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

January 12, 1984

TO: CEDAR COUNTY ZONING COMMISSION MEMBERS

Please note that there will not be a Zoning Commission Meeting during the month of January because no petitions have been filed with this office.

I have enclosed a claim form for your mileage reimbursement for meetings attended during 1983. Please review the form and then sign and return it to this office at your earliest convenience. For those members who have viewed rezoning sites, please add the mileage to the claim form and we will adjust accordingly.

Sincerely,



Richard J. Dvorak  
Zoning Administrator

P.S. Don Davidson and LeRoy Moeller have been reappointed to the Zoning Commission (3 years)

Mildred Suchomel was reappointed to the Board of Adjustment (3 years)

RD:sp

Encl.