

October 16, 1985

The Cedar County Planning and Zoning Commission met October 16, 1985 at 10:00 a.m. at the Courthouse, Tipton, IA. Present were: Bowie, Millett, Moeller, Penningroth, Suchomel, and Zoning Administrator Dvorak.

Vice Chairman Moeller opened the meeting. First item of business was the rezoning, by Pat Goodenough, of one acre in Cass Township from RS to AA. Goodenough was not represented and no objectors were present. Bowie (Suchomel) moved approval. Ayes 4.

Second petition was Orville & Iona Reid, owners, and Williams Pipe Line company, Tulsa, OK, seeking to rezone 0.129 acre (75 sq. ft.) for the purpose of a regenerator site. Tom Reid, owner, was present and Williams Pipe Line Co. was represented by Virginia Partridge and Ken Clagett. Engineer Ken Bradford, Shive-Hattery Engineering Firm, Cedar Rapids, IA - the engineer on the project - was also present. Clagett explained the equipment would be housed in a small building and would pose no threat to area. Building would be unmanned except for equipment checks. He explained the role of fiber optics in communication. The Pipe Line will carry fiber optics where it formerly carried petroleum. After questions by commission members and discussion Bowie (Suchomel) moved approval. Ayes 4

Davidson entered the meeting and Moeller turned over conduct of meeting to Davidson.

Third petition was by Vernetta & Louis Ruzek, owners, and Richard G. Hanna & Lori Jeffries-Hanna to rezone approximately 1.6 acres in Gower Township, for the purpose of building a single family dwelling, from Aa to Rs. The Hannas were represented by Ted Pence, Realtor. Alfred Worrell, adjoining property owner was present. Worrell had questions regarding number of houses that might be built. He also stated that fences were in poor condition and no fence agreement existed. After considerable discussion Millett (Moeller) moved that rezoning for one house only be approved, subject to a recorded fence agreement being drawn up and recorded in the County Recorder's office prior to building.

Meeting adjourned at 11:05.

Helen Millett
Secretary

Alfred Worrell
Chairman

September 18, 1985

The Cedar County Planning and Zoning Commission met September 18, 1985, at 10:15a.m. in the Courthouse, Tipton, IA. Present were Davidson, Hillman, Millett, Moeller, Penningroth, Suchomel and Zoning Administrator Dvorak.

Vice Chairman, Moeller, opened the meeting. Lauren Wear was present seeking rezoning of approximately 2.4 acres in Springdale Township from Aa to Rs for the purpose of building a single family dwelling. No objectors were present.

After discussion Hillman (Davidson) moved request be approved. Ayes 6

Meeting adjourned at 10:30

Helen Millett

Secretary

J. Roy Moeller

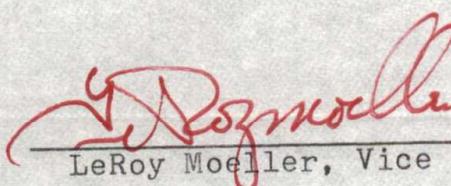
Vice Chairman

July 24, 1985

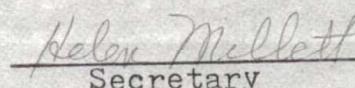
The Cedar County Planning and Zoning Commission met July 24, 1985 at the Courthouse, Tipton, Iowa. Members of the Commission failed to reach quorum July 17. Present were: Bowie, Hillman, Millett, Moeller, Suchomel, Zoning Administrator Dvorak, and new member Jan Penningroth. Penningroth replaced Wright who recently resigned. Sterling Benz, assistant County Attorney was also present.

Amendments to Sections I and II of the Cedar County Subdivision Ordinance were discussed at length. Benz explained proposed changes would bring the Cedar County Ordinance in line with the Code of Iowa and answered questions of members. After discussion Bowie (Suchomel) moved approval of changes. Ayes 5

Meeting adjourned at 11:10.



LeRoy Moeller, Vice Chrmn.



Helen Millett
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 8, 1985

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on July 17, 1985, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time we will review the following amendments to the Cedar County Subdivision Ordinance:

Section I - Purposes

Delete Paragraph 1-101 Application of this Ordinance

Add Paragraph 1-101 Application of this Ordinance. A proprietor of a parcel of land of any size, lying within the unincorporated area of Cedar County, or the proprietor's agent who divides the property into two parts, either of which is described by a metes and bounds description and is twenty acres or less, shall have a survey made of the division, which shall be prepared and recorded in accordance with Sections 355.4, 355.7 and 355.16 of the 1985 Code of Iowa. A proprietor of a parcel of land of any size, lying within the unincorporated area of Cedar County, or the proprietor's agent, who divides the property into three or more parts, any of which are described by a metes and bounds description and are twenty acres or less, shall comply with all applicable provisions of Sections 3, 4, 5 and 6 of this ordinance.

Section II - Definitions

Paragraph 2-106 Code of Iowa - Delete "1973" and substitute "1985".

Add new Paragraph 2-141 Proprietor Shall mean the owner of a parcel of land.

At said Public Hearing any person present, and so wishing, will be given the opportunity to be heard for, or against, said amendments to the Cedar County Subdivision Ordinance. Any person so wishing, may file a document with the Cedar County Zoning Administrator prior to the time of the hearing.

Richard J. Dvorak
Zoning Administrator

RD:sp

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

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Richard J. Dvorak
Zoning Administrator

RD:sp

Dear Mr. Chairman Don,

I regret that I must submit my resignation at this time for health reasons from the zoning board.

The smoking in the room bothers me to the point I am sick for one or two days later.

So please accept this effective immediately.

Sincerely,

Mary Wright

June 19, 1985

The Cedar County Planning and Zoning commission met June 19, 1985 at 10:00 a.m. at the Courthouse, Tipton, IA. Present were: Bowie, Davidson, Millett, Moeller, Suchomel, Wright and Zoning Administrator, Dvorak.

First item of business was discussion of Preliminary and Final Plat for Lacina Commercial Subdivision as considered at last meeting. Dvorak stated he was satisfied with plans as submitted. County Engineer Conner had reviewed plans and found a few problems, but stated that approval could take place and there was nothing that couldn't be worked out with developer. Attorney Borchart has prepared the following for prospective buyers of lots in the subdivision: subdivider's agreement, three separate road maintenance agreements, and two well agreements. After discussion Moeller (Suchomel) moved approval of Preliminary Plat. Ayes 5. Wright (Bowie) moved approval of Final Plat. Ayes 5

Edward Kuhrt and SuZanne Hoofnagle, represented by Hoofnagle and Lou Ann Lathrop, realtor sought a change in zoning from Aa to Rs for purpose of building a single family dwelling. Present as a protestor, was Dick Maske, adjoining landowner. Considerable discussion followed with Moeller (Bowie) moving for a change in Zoning. Chairman Davidson then asked for a roll call vote. Bowie - abstain, Davidson - Aye, Millett - Nay, Moeller - Aye, Suchomel - Nay, Wright - Nay. Ayes 2. Nays 3. 1 abstained.

John Ford, represented by himself and wife, asked to rezone a parcel of land from Aa to Rs for purpose of building

-5-

a single family dwelling. Present as protectors were: Mr. Head
Giffen, and Mr. Roger Brooke, solicitor to Robert
Atter, Dissolution Master (Wife)

absolved. Age 5.

At a considered difficulty of law, the charge in

considered law, as proposed, was considered next. Suggested (Master)

move of absolved charges in SECTION 3 PRELIMINARY MAT AND GRADING

move of absolved charges in PLAN. Age 5. Master (Brooke) move of absolved charges in

Article XXX, Article XXXI, and Article XXXI. Age 5

Master's solution to this

Opposition

Secretary

May 15, 1985

The Cedar County Planning and Zoning Commission met May 15, 1985 at the Courthouse, Tipton, IA. The following were present: Davidson, Hillman, Millett, Moeller, Suchomel, Wright, and Zoning Administrator Dvorak.

First item of business was to review the Preliminary Plat for a 4 lot subdivision for Leo and Joellen Rasmussen. County Engineer Conner had reviewed plat finding there were still problems with the road. Adjoining landowners M/M Harold Grunder and Mrs. Gerald Goodwin were present. After discussion Hillman (Moeller) moved approval by the Zoning Commission subject to final approval by County Engineer Conner.

Ayes 5

The next item of business was approval of Preliminary and Final Plat for a 10 lot commercial subdivision for Duane Lacina. Those present and speaking to the question were: Duane Lacina, owner, Keith Borchart, attorney, Bob Mickelson, engineer, Fred Ellsmore representing Tidewater Publishing, adjoining business, and Jack Maher, representing West Branch city planning and zoning commission. Considerable discussion followed concerning interior roads, upkeep of roads, water supply, water and sewer capacity and other items. No action was taken.

The Commission then discussed increasing zoning fees. The approval of same will be at the next meeting. Meeting adjourned at 11:50.

Helen Millett
Secretary

Al J. Hillman
Chairman

April 25, 1985

The Cedar County Planning and Zoning Commission met on Thursday, April 25, 1985, at 10:00 a.m., in the Basement of the Courthouse, Tipton, Iowa. The following members were present: Chairman Davidson, Hillman, ^{Wright} Bowie, Moeller, and Zoning Administrator Dvorak.

The first order of business was the election of officers. A motion was made by Moeller and seconded by Hillman to retain the present officers. Ayes all. Minutes of the previous meeting were then read and approved.

The Commission then reviewed the petition filed by Francis D. Suchomel, RFD, Tipton, to rezone approximately 3.86 acres of Lot "P" in the SE $\frac{1}{4}$ of Section 28, T-81N, R-4W of the 5th P.M., in Cass Township, Cedar County, Iowa. The request was for a change in zoning from "Aa" Agricultural to "Rs" Residential for the purpose of building a single family dwelling. Petitioner Suchomel and Jim Fisher, adjacent property owner, were present at the hearing. A discussion followed regarding liability, whether the property could be subdivided and the problem of trees. Bowie then moved and Hillman seconded the motion to accept the petition as read.

A discussion then followed regarding amending the Zoning Ordinance pertaining to increasing the zoning fees. A copy of Johnson County's fees was given to each member to review and will then be discussed at a future meeting of the Commission.

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

Mary Wright, PZC
Secretary

John Davidson
Chairman

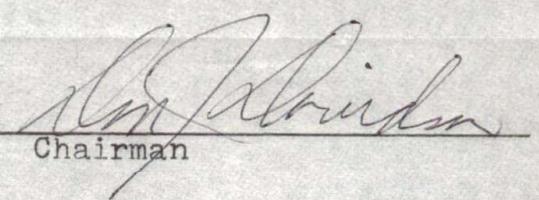
January 9, 1985
adjourned from
December 19, 1984

The Cedar County Planning and Zoning Commission met January 9 at proposed rezoning site in Sugar Creek Township, in an adjourned meeting from December 19, 1984. Warmly dressed and present were: Bowie, Davidson, Hillman, Millett, Moeller, Wright and Zoning Administrator Dvorak. Also present were County Engineer Connor and interested adjoining property owners.

Engineer Connor discussed need for public road before any future development, and what would need to be done. After questioning engineer, viewing the site, and discussion Moeller (Wright) moved petition be denied. Ayes 3 Abstentions 2.

Meeting adjourned at 10:40.

Secretary


Chairman

