

November 19, 1986

The Cedar County Planning and Zoning Commission met November 19, 1986 at the Courthouse Tipton, IA at 10:00 with the following present: Davidson, Millett, Moeller, Penningroth Suchomel and Zoning Administrator Dvorak. Minutes of the last meeting were read and approved as read.

First item of business was a request for a change in zoning from Aa to Ma from Dale and Jean Light, Lisbon, IA on approximately 1.67 acres located in the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 30 T-82N, R-4W in Pioneer township to establish a family business doing metal fabrication. No objectors were present. After short discussion Moeller moved, Suchomel seconded that the request be approved. Ayes 4

Second petition for approval of Preliminary and Final Plat for Lots A, B & C in NE $\frac{1}{4}$, Section 23, T-79N, R-3W in Iowa township by the Mearl Kofron Estate, Charles Kofron, administrator. Present were Charles Kofron, administrator, Ed Kofron, presently farming part of the aforesaid land, and Jack Reeve, realtor. Reeve explained such approval was necessary in order that a portion of the estate could be sold. No additional homes can be built without petitioners coming before the board again. Lengthy discussion ensued with board members questioning the procedure. Moeller moved, Penningroth seconded that board petition board of supervisors

to accept Preliminary and Final Plat that meets all necessary specifications. Ayes 4

Petitioners left the meeting and Dvorak and commission members discussed the subdivision ordinance. No action was taken.

Chairman declared the meeting adjourned at 11:00

Helen Millett

Secretary

Max Dvorak

Chairman

September 17, 1986

The Cedar County Planning and Zoning Commission met September 17, 1986 at the Courthouse Tipton, IA at 10:00 a.m. Present were: Millett, Moeller, Penningroth, Suchomel and Zoning Administrator Dvorak. Vice Chairman Moeller called the meeting to order. Minutes of the last meeting were read and approved as read.

Joellen Rasmussen, Route 2 Wilton, IA was present seeking approval of Final Plat for a 4 lot subdivision, consisting of approximately 4.202 acres, located in the SE $\frac{1}{4}$, Section 34, T-79N, R-2W, Sugar Creek Township.

No objectors were present nor were there any written objections on file. After discussion by commission members with Mrs. Rasmussen, Suchomel moved, Penningroth seconded that final plat be approved with time limit Chapter 4 -item 100 being extended. Ayes 4

Vice Chairman declared the meeting adjourned at 10:15.

Helen Millett
Secretary

Joe Moeller
Vice Chairman

July 16, 1986
Courthouse
Tipton, Iowa

The Cedar County Planning and Zoning Commission met in regular session at the Courthouse, Tipton, Iowa, on July 16, 1986, at 10:00 AM. Present were members Davidson, Moeller, Suchomel, Bowie, Hillman and Zoning Administrator Dvorak. In the absence of the regular secretary, Suchomel was appointed secretary pro tem.

Minutes of the regular hearing held June 9, 1986, were read by Suchomel and approved as read.

The Commission next considered application of Larry and Sandra Bell, West Branch, to review for approval their petition to Preliminary and Final Plat Bell's Subdivision into two lots. Description of subdivision is as follows: "Commencing at the NW Corner of the NE $\frac{1}{4}$, Section 8, T-79N, R-4W, in Springdale Township, consisting of approximately 7.15 acres, more or less." Petitioner was present. There were no objectors present nor any written objections on file. After discussion by the Commission members, motion was made by Bowie, seconded by Hillman, to approve said petition. Motion carried unanimously.

The Commission then took up application of George and Margaret Domer, Atalissa, a request to rezone 1.01 acres from "Aa" to Rs" for the purpose of building a cabin or home thereon. Description of the property is as follows: "A tract of land located in Government Lot D, Section 2, T-79N, R-3W, in Rochester Township." Mr. Domer was present and answered various questions put to him by the Commission members. There were no objectors present nor any written objections on file. Motion was made by Moeller, seconded by Bowie, to approve said petition. Motion carried unanimously.

Mary Wildenberg, West Branch, adjoining property owner to Bell's Subdivision, also attended the hearing as an interested spectator only. There being no further business to come before the Commission, the hearing adjourned at 10:40 AM.

Mesdieu Suchomel
Secretary

Joe Roynor
Chairman

June 18, 1986

The Cedar County Planning and Zoning Commission met June 18, 1986 at 10:00 a.m. at the Courthouse, Tipton, IA. Present: Millett, Moeller, Penningroth, Suchomel and Zoning Administrator Dvorak. Vice Chairman Moeller presided.

Martin Burgess, RR, Lisbon, and Hazel Hammon, Silver Thorn, Colorado requested commission members review their petition to Preliminary and Final Plat Yankee Grove Part II into six lots. (See attached legal description) Douglas Wolfe, attorney for Burgess and Hammon went over plat and explained plat needs to be approved for purposes of sale with clear title. Considerable discussion followed with Wolfe carefully explaining all factors involved.

Suchomel (Millett) moved approval of Preliminary and Final Plat subject to conditions as stated on plat: The lots platted hereon shall not be further subdivided without conforming to the Cedar County Subdivision Ordinance.

Meeting adjourned at 11:00.

Weldell Suchomel
Secretary

J. Boynewell
Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

May 13, 1986

P U B L I C N O T I C E

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

Richard J. Dvorak
Zoning Administrator

RD:sp

April 16, 1986

The Cedar County Planning and Zoning Commission met April 16, 1986 at 10:00 a.m. at the Courthouse, Tipton, Iowa. Present: Davidson, Hillman, Millett, Penningroth, Suchomel and Zoning Administrator Dvorak.

Purpose of the meeting was to amend Sections 3 and 5 of the Cedar County Subdivision Ordinance as published in the official notice, and Article XV as published in the official notice.

After discussion Suchomel (Hillman) moved approval of Article XV.
Ayes 4. Hillman (Suchomel) moved approval of Sections 3 and 5.
Ayes 4.

Meeting adjourned at 10:40 a.m.

Helen Millett
Secretary

J. D. Suchomel
Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

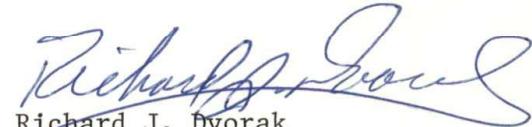
Tipton, Iowa 52772

April 4, 1986

TO: CEDAR COUNTY PLANNING AND ZONING MEMBERS

The Cedar County Planning and Zoning Commission will be holding a Public Hearing on April 16, 1986, as stated in the enclosed legal notices.

If you have any questions prior to the hearing, please feel free to contact this office at your convenience.



Richard J. Dvorak
Zoning Administrator

RD:sp

Encl.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

April 4, 1986

LEGAL NOTICE

On April 16, 1986, at 10:00 a.m., the Cedar County Planning and Zoning Commission will conduct a Public Hearing to amend the Cedar County Zoning Ordinance as follows:

Article XV - Use Regulations for "Mb" Heavy Industrial District

Delete Paragraph I. Principle Permitted Uses: Subsection D.

Add Paragraph I. Principle Permitted Uses: Subsection D.

D. The following and other similar uses shall be referred by the Administrative Officer to the Board of Adjustment for its approval. Before issuance of approval, the Board shall hold a public hearing at which any interested party shall have an opportunity to be heard. Due public notice of the time and place of hearing shall be published in the official papers of Cedar County.

1. Acid manufacture.
2. Distillation of bones.
3. Fertilizer manufacture.
4. Explosives and fireworks manufacture.
5. Gas manufacture.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

April 4, 1986

L E G A L N O T I C E

On April 16, 1986, at 10:15 a.m., the Cedar County Planning and Zoning Commission will conduct a Public Hearing to amend the Cedar County Subdivision Ordinance as follows:

Section 3 - Preliminary Plat and Grading Plan

Delete Paragraph 3-101 Form of Preliminary Plat and Grading Plan - #10

Add Paragraph 3-101 Form of Preliminary Plat and Grading Plan - #10

- 10) The location and character of all proposed public and private utilities must be indicated on said plat. If a public sewage disposal system or public water supply system is to be used, said system must meet all applicable Department of Water, Air and Waste Management's regulations and future regulations. If private sewage disposal system and private water supply system are to be used, said system must meet all local and Department of Water, Air and Waste Management's requirements and future regulations. The general plan, material lists, distribution system and collection systems shall all be shown and so indicated on the Preliminary Plat.

Section 5 - Design Standards

January 16, 1986

The Cedar County Planning and Zoning Commission met January 16, 1986 at 10:00 a.m. at the Courthouse, Tipton, IA. Present: Bowie, Hillman, Davidson, Millett, Penningroth, Suchomel and Zoning Administrator Dvorak.

Bowie opened the meeting. Suchomel (Hillman) moved same officers be retained for 1986. Ayes 4 Nay 1.

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

Paul H. Zidlicky, owner and Eric Waugh, contract buyer petitioned rezoning of a tract of land from Ma (Light Industrial) to Ch (Highway Commercial) See attached description. Zidlicky was present and Waugh was represented by Sally Phillips.

One letter of objection was read from C W and Carol Jasperson, adjoining property owners.

After discussion Bowie (Hillman) moved approval. Ayes 5.

Meeting adjourned at 10:30 a.m.

Helen Millett

Secretary

Chairman