

December 22, 1987

The Cedar County Board of Adjustment held a public hearing on December 22, 1987, at 10:30 A.M in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Petersen, Bentrott, Suchomel, Johnson, Zoning Administrator Dvorak and new Board member Don Armstrong. Mr. Armstrong was appointed to the Board in January, 1986, to replace Mary Louise Crock who resigned. Also present at the hearing were Gary Van Est, Maxine Maher, Mayor of West Branch, Mr. and Mrs. Gilbert Lindberg, Verne Folkmann and Gene Da Jong, all from the West Branch area.

The Board first took up petition of Gary Van Est, R. R. #1, of West Branch, requesting a variance in order to put a mobile home on his property for the use of his mother. Mr. Van Est stated that if and when his mother was no longer able to reside in said trailer it would be removed from his property. There were no objections, written or oral. Motion was made by Suchomel, seconded by Johnson, to grant temporary hardship variance as requested. Motion carried unanimously.

The Board then took up petition of Dorothy Bunker and the Cedar County Landfill Commission requesting a variance to allow a Solid Waste Transfer Station to be built on approximately three and one-half acres located in the NW $\frac{1}{4}$, Sec. 18, T-82 N, R-2W, said variance to encompass the front part of the area to within 5 feet from the county road right-of way. Richard Dvorak, representing the Landfill Commission, outlined proposed plans for this site. Mr. Dvorak stated that due to the topography of the area and the need to keep grading costs contained and to facilitate this project, both structurally and operationally, a variance was needed. After discussion, motion was made by Johnson, seconded by Suchomel to grant requested variance. Motion carried unanimously.

Next to come before the Board was request of Folkmann Feed and Grain, Inc. to place two anhydrous ammonia storage tanks containing approximately 12,000 gallons each on their property for commercial use. Property is located in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T-80N, R-4W in the "Ab" Agricultural Business district. Considerable discussion then followed.

Mr. and Mrs. Lindberg voiced their concern about this operation, bringing up various broken promises by the former operator. Maxine Maher stated the West Branch Fire Department would like information on the storage tanks. Mr. Folkmann stated he would get in touch with the West Branch Fire Department, that the storage tanks were a necessary part for the success of his business, that he would endeavor to comply with all rules

and regulations governing his operation. There were no written objections on file. Motion was made by Johnson, seconded by Armstrong, to grant the variance.

Upon motion by Suchomel, seconded by Johnson, the hearing adjourned at 11:35 AM.

Mildred Suchomel
Secretary

Mike Bentrott
Chairman