

December 19, 1990

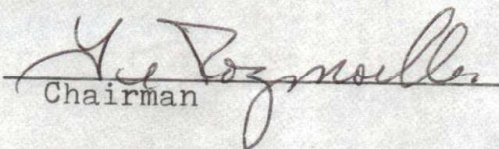
The Cedar County Planning and Zoning Commission met
December 19, 1990 at 10:00 a.m. at the Courthouse, Tipton, Iowa.
Present: Bowie, Davidson, Millett, Moeller, Penningroth,
Suchomel and Zoning Administrator La Rue, Supervisor Cottingham.

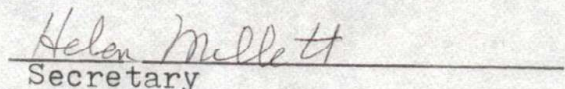
Meeting called to order by Chairman Moeller.

1. Refer to item 3 in October minutes. Proposed wording
on Zoning Ordinance Article II had been referred to the Board
of Supervisors. It is now in the hands of the County Attorney
for the purpose of rewording properly.

2. David Rozinek, RR 1 West Branch requests a change in
zoning from Aa to Ch for the purpose of conducting a used
automobile sales business on his property. The property is
located in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 9, T-79N, R-4W, in Springdale
Township, consisting of 0.44 acres, more or less. Rozinek was
present representing himself. No objectors were present nor
were there any written objections on file. After questioning
Rozinek Davidson moved Suchomel seconded approval. Ayes 3
Nay 1 Abstain 1.

Meeting adjourned 10:45


Chairman


Secretary

October 17, 1990

The Cedar County Planning and Zoning Commission met October 17, 1990 at 10:00 a.m. at the Courthouse, Tipton, Iowa. Present: Bowie, Davidson, Millett, Moeller and Zoning Administrator LaRue.

Meeting called to order by Chairman Moeller.

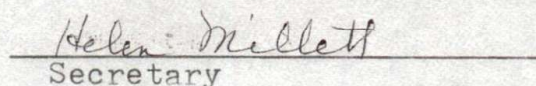
⁵⁹⁰
1. Peggy Bailey, West Branch, was present requesting a change in zoning from Aa to Ma for the purpose of manufacturing and selling reproduction antique porcelain dolls on her property. The property is located in the NW $\frac{1}{4}$, Section 32, T-80N, R-4W, in Gower Township - 1 acre more or less. Also present Larry Bailey. Bailey described the business and after discussion Davidson moved, Bowie seconded approval. Ayes 4

⁽⁶⁹⁰⁾
2. Herbert Townsend was present requesting Preliminary and Final Plat approval for a 2 lot subdivision located in the SW $\frac{1}{4}$ of Section¹⁷, the SE $\frac{1}{4}$ of Sec. 18, the NE $\frac{1}{4}$ of Sec. 19 and the NW $\frac{1}{4}$ of Sec. 20, T-79N, R-2W, in Rochester Township, 29.17 acres more or less. Also present representing Townsend was Eric Thompson. Prospective buyer Gary Helmold was present. No objectors were present, nor were any written objections on file. No fence agreement exists on the West boundary. After discussion Davidson moved, Bowie seconded approval contingent on fence agreement. Ayes 4

3. Commision discussed Zoning Ordinance Article II Utilities Exempt of Cedar County Zoning Ordinance and will ask the Board of Supervisors to review same and consider a change.

Meeting adjourned at 10:45


Chairman


Secretary

August 15, 1990

The Cedar County Planning and Zoning Commission held a Public Hearing on August 15, 1990, at 10:00 a.m. in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Davidson, Hillman, Bowie, Penningroth, Suchomel and Zoning Administrator La Rue. Absent were Chairman Moeller and Secretary Millett.

In the absence of Moeller, Bowie chaired the hearing and Suchomel handled the secretarial duties. Minutes of the hearing held on June 11, 1990, were read by Suchomel and approved as read.

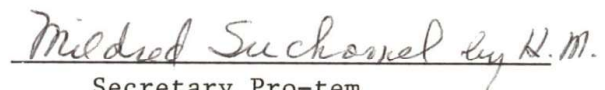
The Commission then took up petition of Gary Kline, Tipton, and East Cellular Telephone Company, Mission, Kansas, requesting a Special Use Permit to place a 280 foot communication tower in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 24, T-80N, R-3W, in Center West Township. Gary Kline was present. Also present and representing East Cellular Telephone Company was John Barstow of Longwood, Florida. Mr. Barstow stated that the tower would service parts of Cedar, Johnson, Clinton and Jones Counties and that the FCC had already granted permission to proceed with the project. The tower would be built in accordance with federal standards and would be placed on the Gary Kline farm under a five year lease agreement with options for two additional five year periods.

There were no written objections on file. There were, however, two persons present, Catherine Johnson and Ruth Cigledly, property owners of a farm north of the Gary Kline farm, who did object to the proposed tower. They were questioning the site selection, construction and operation of the tower. Neither of the persons named reside permanently in the adjoining area or thereabouts.

After considerable discussion, a motion was made by Hillman, seconded by Davidson, to petition the Board of Adjustment to hold a hearing on the matter with a recommendation by the Cedar County Planning and Zoning Commission that a Special Use Permit be granted. Motion carried unanimously.

Upon motion by Davidson, seconded by Hillman, the hearing adjourned at 11:15 a.m.


Chairman


Secretary Pro-tem

An informal discussion took place after adjournment with Billy Joe Johnston regarding use of land purchased by Nancy Anderson.

June 20, 1990

The Cedar County Planning and Zoning Commission met June 20, 1990 at 10:00 a.m. at the Courthouse, Tipton, Iowa. Present: Davidson, Millett, Moeller, Penningroth, Suchomel and Zoning Administrator LaRue.

Meeting called to order by Chairman Moeller.

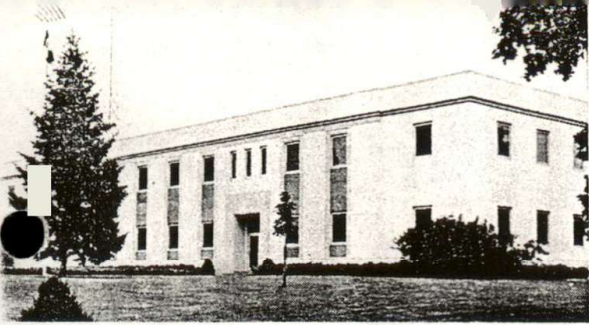
Item of information: Since May meeting, Cliff Krutsinger has received a one-year special use permit to begin his composting business. (See May minutes)

1. Leo J. Rasmussen was present seeking approval of Preliminary and Final Plat for a one lot subdivision located in the SE $\frac{1}{4}$ of Section 34, T-79N, R-2W, Sugar Creek Township. After discussion Davidson moved, Penningroth seconded approval. Ayes 4

Meeting adjourned at 10:30 a.m.

Joan Bowie
Chairman

Mildred Suchomel
Secretary



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

June 8, 1990

Mr. Kevin K. Kelly
RFD #1, Box 168A
Tipton, Iowa 52772

Dear Mr. Kelly:

The purpose of this letter is to inform you of the decision made by the Cedar County Zoning Commission regarding your proposed nursery and X-Mas tree farm operation on your premises located in Section 14 of Center West Township, Cedar County, Iowa.

We had previously submitted your inquiry letter, dated 1/9/90, to Lee Beine, Cedar County Attorney, for his opinion. After reviewing his letter of response, we concur that your proposed operation, as stated in your letter, would be a permitted use in the "Aa" district as long as the primary use and income from your property is derived from the sale of trees, shrubs and plants which are actually produced and grown on your premises. However, in the event your proposed sale of products not grown on your premises increases to the extent that it becomes an independent productive activity, and/or becomes the primary use of the property, the operation would no longer be permitted under the "Aa" Agricultural zoning classification.

Therefore, this letter shall serve to advise you that the Cedar County Zoning Commission will review your operation on an annual basis to determine your compliance with the Cedar County Zoning Ordinance.

Sincerely,

Leroy Moeller, Chairman
Cedar County Zoning Commission

LM:sp

May 16, 1990

The Cedar County Planning and Zoning Commission met May 16, 1990 at 10:00 a.m. at the Courthouse, Tipton, Iowa. Present: Bowie, Davidson, Hillman, Millett, Moeller, Suchomel and Zoning Administrator La Rue.

Meeting was called to order by Chairman Moeller.

1. Fay Unruh, Mechanicsville requested a change in Zoning from Aa to Rs for the purpose of placing a mobile home on his property located in Lot A in the E $\frac{1}{2}$ of Section 21, T-82N, R-3W, in Fremont Township, consisting of 2.5 acres, more or less. No objectors were present, nor were there any objections on file. After discussion, Davidson moved, Bowie seconded approval. Ayes 5

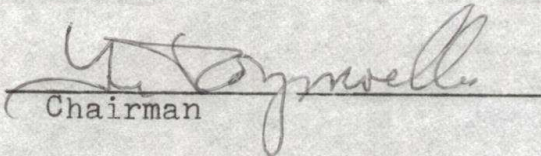
2. Leroy Friedrichsen Estate, Wilma Friedrichsen, Executor, requested Preliminary and Final Plat approval for a three lot subdivision located in the NE $\frac{1}{4}$ of Section 11, T-82N, R-3W, Fremont Township, consisting of 41.12 acres, more or less. Irwin Stamp and Brooks Haesemeyer represented Friedrichsen. Zoning Administrator LaRue read two letters of objection from Alreta Crock adjoining landowner. Bonnie Fagan spoke as being opposed to more than one owner of lots. Haesemeyer stated that at present time it is under single ownership. After discussion Davidson moved, Bowie seconded approval. Ayes 5

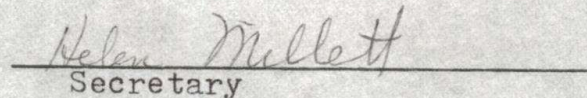
3. Kenneth Finck, Durant requested approval of Preliminary and Final Plat for a two lot subdivision located in the SE $\frac{1}{4}$ of Section 25, T-79N, R-1W, Farmington Township, consisting of 49.35 acres, more or less. Finck was represented by his daughter

Kathy Richman. No objectors were present, nor were there any objections on file. After brief discussion Hillman moved, Suchomel seconded approval. Ayes 5

Cliff Krutsinger proposes to establish a compost business near Tipton utilizing yard waste. Yard waste will no longer be accepted at the Waste Transfer station after July 1. Discussion took place on the possible zoning classification this might fall under. No action was taken.

Meeting adjourned at 11:05.


Chairman


Secretary

March 21, 1990

The Cedar County Planning and Zoning Commission met March 21, 1990 at 10:00 a. m. at the Courthouse, Tipton, Iowa. Present: Bowie, Millett, Penningroth, Suchomel, Zoning Administrator Phil LaRue and Jack Reeve, board of Supervisors.

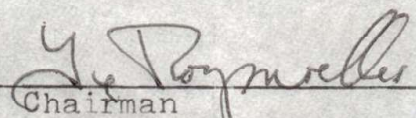
Bowie was named temporary chairman.

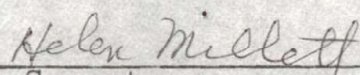
1. Paul and Marie Hierseman, West Branch (owners) and Bruce and Carol Hierseman (contract buyers) requested approval of a Preliminary and Final Plat for a three lot subdivision located in Section, T-79N, R-4W, Springdale Township, Cedar County, Iowa, consisting of 7.91 acres more or less. No objectors were present, nor were there any objections on file. After discussion Suchomel moved, Penningroth seconded approval. Ayes 4

2. The Hiersemans also requested a change in zoning from Aa to Rs for the purpose of building a single family dwelling on between 1 and 1.99 acres located in NW $\frac{1}{4}$ of above described parcel known as Lot 2. No objections were noted. After discussion Penningroth moved, Suchomel seconded approval. Ayes 4

Since last meeting all members of commission had received letters, regarding Kevin Kelley rezoning questions, from County Attorney,. Members felt Mr. Kelley should be aware of the Attorney's decision. Sharon Pruess will prepare a letter for Mr. Kelley to be signed at next Commission meeting.

Meeting adjourned at 10:35.


Chairman


Secretary

January 17, 1990

The Cedar County Planning and Zoning Commission met January 17, 1990 at 10:00a.m. at the Courthouse, Tipton, Iowa. Present: Davidson, Hillman, Millett, Moeller, Suchomel, and Sharon Pruess, representing the Planning and Zoning Office.

Chairman Moeller asked for an amendment to the agenda that two additional items might be considered: a letter from Kevin Kelly and reorganization of the board for the calendar year. Davidson so moved, Hillman seconded, Ayes 4.

1. Harold & Meredith Barnhart (owners) and Carroll Daniel and Lynda Lou Barnhart (contract buyers) requested approval of Preliminary and Final Plat of a one lot subdivision - approximately 8 acres in the SW $\frac{1}{4}$ of Section 25, T-80N, R-4W, in Gower Township, designated as Lot B of Barnhart's First addition. Dan Barnhart was present representing himself. No objectors were present nor were there any objections on file. After discussion Davidson moved, Millett seconded approval. Ayes 4. (Members needed clarification as such a request had not come to the board before.)

2. A letter from Kevin K. Kelly wishing to have zoning Aa affirmed as correct was read. After discussion Suchomel moved, Davidson seconded that letter be submitted to County Attorney for a ruling Ayes 4.

3. Davidson moved, Suchomel seconded present officers be retained for 1990. Ayes 3

Chairman

Helene Millett
Secretary