

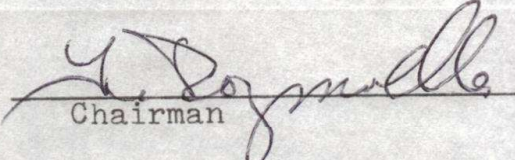
November 20, 1991

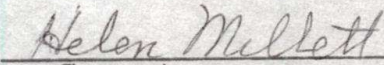
The Cedar County Planning and Zoning Commission met November 20, 1991 at the Courthouse, Tipton, Iowa at 10:00 a.m.

Present: Bowie, Davidson, Millett, Moeller and Zoning Administrator LaRue.

Meeting called to order by Chairman Moeller. Correction noted in description of property - 5.5 acres instead of 4.4. Rex McCreight, Wilton (owner) and Eugene C. Zobel, Maquoketa (contract buyer) requested a change in zoning from Aa to Rs for the purpose of building a single family dwelling. Property located in NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 10, T-81N, R-1W, in Springfield Township composed of approximately 5.5 acres. Zobel was present. No objectors were present, nor were there any written objections on file. After discussion, Millett moved, Bowie seconded that we petition the board of supervisors to approve rezoning one acre only on the most suitable spot for building. Ayes 4

There being no further business Chairman declared the meeting adjourned at 10:30 a.m.


Chairman


Secretary

July 17, 1991

The Cedar County Planning and Zoning Commission held a Public Hearing on July 17, 1991, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Davidson, Penningroth, Moeller, Suchomel and Zoning Administrator La Rue. Absent were Bowie, Hillman and Millett. In the absence of Millett, Suchomel was appointed Secretary Pro Tem.

The minutes of the Hearing held on June 10, 1991, were read and approved as read.

The Commission then reviewed petition of Virgil Fountain (Contract Buyer) and Jack Wonick (Owner), R. R. West Branch, requesting a zoning change from "Aa" Agricultural to "Ar" Resort Recreational. The property is located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$. Sec. 34, T-80N, R-3W, in Iowa Township. Request was made for the pupose of building a single family dwelling thereon.

Both Virgil Fountain and Jack Wonick were present. There were no objections on file nor any objectors present. A telephone message had been received in the Zoning Administrator's office from Paul Fanlund, adjoining property owner, saying he and Lori Fanlund would like to go on record as favoring the requested zoning change.

After discussion, motion was made by Davidson, seconded by Penningroth, to grant approval of petition and recommend such approval to the Cedar County Supervisors for their further handling. Motion carried unanimously.

There being no further business to come before the Commission, the Hearing adjourned at 10:30 a.m.

Helen Millett
Secretary

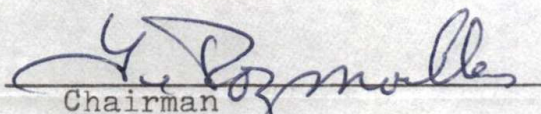
Y. C. Rozumal
Chairman

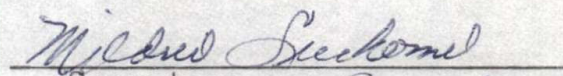
June 19 1991

The Cedar County Planning and Zoning Commission met June 19, 1991 at the Courthouse, Tipton, Iowa at 10:00 a.m. Present: Davidson, Hillman, Millett, Moeller, Penningroth, Suchomel and Zoning Administrator La Rue.

Item of business was to consider Preliminary and Final Plat for a one lot subdivision located in the E $\frac{1}{2}$, NE $\frac{1}{4}$. Section 8, T-79N, R-4W, in Springdale Township, consisting of 1.28 acres more or less owned by Dave Kabela, West Branch. The reason for the subdivision is to sell the property described. Dave Kabela was present as well as Tom Anthony representing Dave. No objectors were present nor were there any objections on file.

After discussion Hillman moved, Davidson seconded approval. Ayes 5. Meeting adjourned at 10:20.


Chairman


Secretary - Pro Tem

CEDAR COUNTY
RECEIVED

MAY 15 1991

ENVIR. & ZONING

may 15 1991

Cedar County Zoning Board

I am writing to protest the continuing Policy of Spot Zoning in Cedar County. Specifically conversion of agricultural land for Residential purposes. I want to state emphatically that this letter is not meant be anything personal towards any of parties involved in this hearing, but simply a statement of my convictions (of long standing) based on the evidence that I have observed and read about over many years.

I see in many cases a ^{short sighted} 1830's mentality towards development - use and take from the land what you can without regard to how it will have to be dealt with by the next Generations.

When we have what we want, discard it because there is plenty of land and beside we don't need it Now. If the environmental restrictions on Food production continue we will need that land - People have to eat. Those ^{decisions} ~~decisions~~ that we make today in haste will come back to haunt us.

The trend toward rural Residential
giving is pulling farmers and
urban people in direct conflict.
Many people moving to the country
have no idea that production
agriculture can impact their & Texian
view of country life. The courts have
been dealing with these issues for a
long time. When there are livestock
there will be odors and noise, that
is a fact! When there are field crops
grown there noise and dust, etc.
Many from machinery and dyes. Many
of these activities that are just a part
of food production, are offensive to
people who don't understand it.
Trying to make a living on the
farm is hard enough, without
adding additional burdens to farmers
to avoid nuisance suits.
It should also be noted that after
spending all that money for a house,
it, because of the location is legally
protected agriculture can lose much
of its value because who wants to live
long damaged property.

I thank you for hearing my concerns
and carefully at how you act on these
matters. I have asked the
supervisors to ~~update~~ revise
the zoning code to address these
~~matters~~ and problem areas but
to date have not seen any action
on the premise that they made
to me.

Respectfully
Jeff Brown
RR1

Mechanicsville
Jawa 52306

I was also involved in reading
during the last few weeks the
problems of Johnson County have been
having with people who intended to
the country and expected the same
services that they had in town. With
the budget problems that county
government are having, we don't
need to ask for more problems
that we know will come.

May 15, 1991

The Cedar County Planning and Zoning Commission met May 15, 1991 at 7:00 p.m. at the Courthouse, Tipton, Iowa. ^{at}
Present: Davidson, Moeller, Millett, Penningroth and Zoning Administrator La Rue. Meeting called to order by Chairman Moeller.

1. Neal Dauber was present, with Pat Foulkes, seeking a change in zoning from Aa to Rs for the purpose of placing a mobile home on his property, located in Lot 2 of Lot B in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 14, T-80N, R-3W in Center West Township, composed of 2.618 acres more or less. All regulations for mobile homes have been met and home will be placed in most suitable spot. After discussion Davidson moved, Penningroth seconded only 1 acre of the property be rezoned. Ayes 4

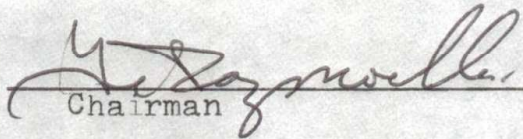
2. Jack and Dianne O'Connell, Cedar Rapids requested a change in zoning from Aa to Rs for the purpose of building a home on their property, Parcel A located in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 18, T-82N, R-4W in Pioneer Township - 3.149 acres more or less. Dianne O'Connell was present. No objectors were present nor were there any objections on file. Parcel B had been rezoned Aa to Rs August 19, 1987. After some discussion Davidson moved, Penningroth seconded that Parcel A be rezoned to Rs and Parcel B be rezoned to Aa. Ayes 4

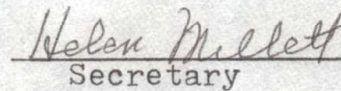
3. Alan and Pat Chamberlain were present seeking a change in zoning from Aa to Rs for the purpose of building a home on their property, located in SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 27, T-82N, R-4W, in Pioneer Township - 1.0 acres. No objectors were present, nor were there any objections ^{on file,} ~~present~~. After dis-

cussion Davidson moved, Penningroth seconded approval. Ayes 4

4. A letter to the Zoning Board from Joel Brown was passed around to the members present. A copy is attached. Absent members will be given an opportunity to read at the next meeting.

Meeting adjourned at 8:10.


Chairman


Secretary

April 17, 1991

The Cedar County Planning and Zoning Commission met April 17, 1991 at the Courthouse, Tipton, Iowa at 7:10 p.m. Present: Bowie, Hillman, Millett, Penningroth and Zoning Administrator La Rue.

Meeting called to order by acting Chairman Bowie.

1. Robert and Sandy Goodale were present seeking a change in zoning from Aa to Rs for the purpose of constructing a home on their property located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 26, T-79N, R-3W in Iowa Township - 3.987 acres more or less. No objectors were present, nor were there any written objections on file. After brief discussion Penningroth moved, Millett seconded approval. Ayes 4.

2. Michael Swallom was present seeking a change in zoning from Aa to Rs for the purpose of constructing a home on his property located in Lots A and B in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 18, T-82N, R-4W in Pioneer Township consisting of 2.180 acres more or less. No objectors were present nor were there any written objections on file. After discussion Penningroth moved, Hillman seconded approval. Ayes 4.

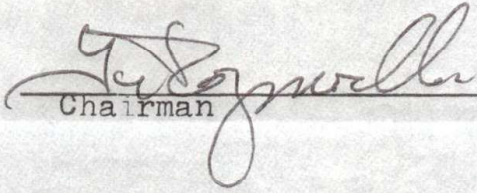
3. Jerry and Deb O'Rourke were present seeking a change in zoning from Aa to Rs for the purpose of constructing a home on their property located in SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 3, T-80N, R-3W in Center Township consisting of 1.631 acres more or less. After discussion Hillman moved, Millett seconded approval. Ayes 4. No objectors were present.

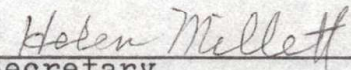
4. LaRue gave members material describing a Planning and Zoning conference originating from Iowa State University

to be held in Tipton April 30 and urged all members to attend.

5. May meeting, if needed will also be held in the evening at 7:00.

Meeting adjourned at 7:50


Chairman


Secretary

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March 20, 1991

The Cedar County Planning and Zoning Commission met March 20, 1991 at the Courthouse, Tipton, Iowa at 10:00 a.m. Present: Davidson, Hillman, Millett, Moeller, Suchomel and Zoning Administrator LaRue.

Meeting called to order by Chairman Moeller

1. La Rue reported on Board of Supervisors action on Zoning Board's recommendation of February 20 and discussed current Subdivision Ordinance.

2. Loretta Martin was present requesting a Special Use Permit authorizing the location of a commercial dog breeder kennel in Lot A, SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 19, T-82N, R-1W, in Massillon Township - approximately 3.13 acres. The Martins desire a variance as the proposed kennel will be 500 ft. from the nearest dwelling instead of 750 ft. as set forth in the Zoning Ordinance. Present (besides Martin) were Dr. Stresemann, the Martin's veterinarian, Nellie Koth, representing Warren Koth nearest neighbor and Don Armstrong, member Board of Adjustment. No objectors were present, nor were there any written objections on file. After discussion Davidson moved, Suchomel seconded that we recommend to the Board of Adjustment that a variance be granted. Ayes 4. Hillman then moved, Millett seconded, to amend the original recommendation to include no more than 25 dogs on the premises at one time. Ayes 3 Nay 1

Meeting adjourned at 11:00 a.m.

Jim Bowie
Chairman

Helen Millett
Secretary

February 20, 1991

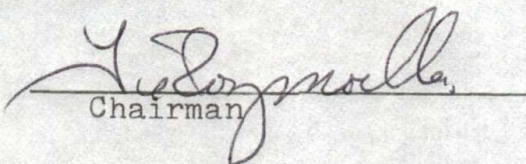
The Cedar County Planning and Zoning Commission met
February 20, 1991 at the Courthouse, Tipton, Iowa at 10:00 a.m.
Present: Davidson, Hillman, Millett, Moeller, Penningroth, Suchomel,
Zoning Administrator La Rue.

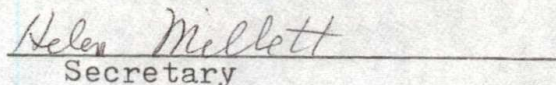
Meeting called to order by chairman Moeller.

1. West Branch State Bank Employees Pension Trust, West
Branch requested approval of a Preliminary and Final Plat for
a one lot subdivision located in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 32,
T-80N, R-4W, Gower Township, consisting of 2.875 acres, more
or less. Chris Kofoed represented West Branch State Bank.
Adjoining landowners present were Craig Nash and John Wombacher.
No objectors were present, nor were there any written objections
on file. Zoning Administrator La Rue recommended approval.
Discussion followed pertaining to the legality of proposed
action relevant to the current Cedar County Zoning Ordinance.
After discussion Suchomel moved, Millett seconded approval.
Ayes 5

Board then discussed possible updating of Cedar County
Zoning Ordinance. Decision was made to hold April and May
meetings at 7:00 p.m.

Meeting adjourned at 11:15


Chairman


Secretary