

COPY

Cedar County
BOARD OF SUPERVISORS
TIPTON, IOWA 52772
TELEPHONE (319) 886-3168



August 26, 1991

Claudia Beyer
547 Oliphant
West Branch, IA 52358

Dear Claudia,

Please be advised that by motion of this Board today, you have been named to replace Rick Anderson on the Zoning Board of Adjustment. Your term will expire December 31, 1994. Your willingness to serve on this Board is greatly appreciated. We will advise Phil La Rue, Director, of this appointment and ask that he send you any information regarding this position so you may better acquaint yourself with the duties and responsibilities.

Please contact us or the Environmental & Zoning Office if you have any questions regarding this position.

Sincerely,

Billy D. Campion
Billy D. Campion, Chairman

Judy Hartig
Judy Hartig

Jack D. Reeve
Jack D. Reeve

Paul R. Crock
Paul R. Crock

Judy Cottingham
Judy Cottingham

BDC:bje

August 7, 1991

The Cedar County Board of Adjustment held a Public Hearing on August 7, 1991, at 10:00 a.m., in the Board Meeting Room of the Courthouse, Tipton, Iowa. Present: Armstrong, Bentrott, Johnson, Suchomel and Zoning Administrator La Rue. Absent: Anderson.

Minutes of the Hearing held May 29, 1991, were read by the Secretary and approved as read.

The Board then took up petition of David Meyer, Tipton, requesting a variance to temporarily place a mobile home on his property and a temporary variance on rear yard requirements in an "Aa" Agricultural district. Property is located in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Sec. 23, T-80N, R-3W, in Center West Township. Petitioner was present and stated he wished to build a home on this property and that mobile home would be removed when construction was completed. There were no objectors present nor any written objections on file. Motion was made by Johnson, seconded by Armstrong to grant petition but with stipulation that mobile home be removed within two years or six months after completion of building. Motion carried unanimously.

Next to be heard was petition of Gary Deerberg, RFD #2, Clarence, requesting a variance on the 100-foot set-back requirement for livestock buildings in an "Aa" Agricultural district for the purpose of constructing a hog housing unit on property owned by his mother, Evelyn Deerberg, and located in the NW $\frac{1}{4}$, Sec. 24, T-81N, R-2W in Fairfield Township. Petitioner and his mother were present. Gary Deerberg stated the only site suitable for the building would be to the south and he would need a variance on the 100 foot set-back requirement of the Cedar County Zoning Ordinance as to boundary lines. There were no objectors present nor any written objections on file. After discussion, motion was made by Suchomel, seconded by Johnson, to approve petition. Motion carried unanimously.

The Board then took up petition of Dennis Treimer, RFD, Tipton, requesting a variance on the front yard setback requirement in an "Aa" Agricultural district for the purpose of constructing a machine shed on his property located in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 34, T-80N, R-3W, in Rochester Township. Mr. Treimer was present and, although advised that for his purpose a variance would not be necessary, he did not feel satisfied and requested the Board to act on his petition. Thereupon, motion was made by Johnson, seconded by Armstrong, to approve his petition. Motion carried unanimously.

Next to be considered was petition of Jack's Feed and Grain, Inc., RFD, Stanwood, requesting a variance on side yard requirements in a

"Mb" Heavy Industrial district for the purpose of constructing an addition on an existing warehouse on their property located in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 25, T-82N, R-3W, in Freemont Township. There were no objectors present nor any written objections on file, nor anyone present representing petitioner. Discussion followed. Motion was then made by Armstrong, seconded by Suchomel, to approve petition. Motion carried unanimously.

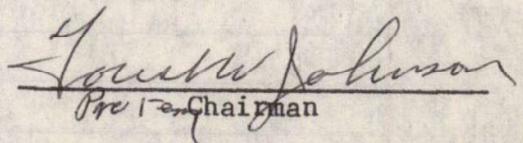
Annual review of the Special Use Permit of Byers and Happel and Quaker Oats Company of Cedar Rapids was then taken up. Permit was used for the purpose of stockpiling corn cobs on property located in the NW $\frac{1}{4}$, Sec. 33, T-82N, R-1W, in Massillon Township. Motion was made by Johnson, seconded by Suchomel, to continue with Special Use Permit, previous restrictions to apply, and to review again next year. Motion carried unanimously.

Next to be considered was annual review of Conditional Use Permit of Folkman Feed and Grain, Inc., located in the SE $\frac{1}{4}$, Sec. 33, T-82N, R-2W, and the NE $\frac{1}{4}$ of Sec. 4, T-81N, R-2W, Cedar County, Iowa. Motion was made by Johnson, seconded by Armstrong, to continue as before and review again next year. Motion carried unanimously.

The Board then took up annual review of the Special Use Permit of Clifford P. Krutsinger, Tipton, used for the purpose of operating an experimental yard waste composting business located in the NE $\frac{1}{4}$, Sec. 33, T-80N, R-2W, in Center East Township. It is the understanding of the Board that Mr. Krutsinger has ceased operation of his business for the time being. After further discussion, motion was made by Johnson, seconded by Suchomel, to suspend Special Use Permit until such time as the Board is advised by Mr. Krutsinger of his intentions in this matter. Motion carried unanimously.

There being no further business to come before the Board, motion was made by Suchomel, seconded by Johnson, to adjourn. Motion carried unanimously.

Secretary


Joseph Johnson
President, Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 11, 1991

Mr. Rick Anderson
RFD #1
Box 208
West Branch, Iowa 52358

Dear Rick:

Enclosed please find a letter addressed to the Cedar County Board of Supervisors stating that you no longer will be able to serve on the Cedar County Board of Adjustment and requesting that a replacement for the Board be appointed.

Please sign the enclosed letter and return it within ten (10) days in the enclosed self-addressed stamped envelope.

I wish to thank you for your past participation on the Cedar County Board of Adjustment.

Sincerely,

Phil La Rue
Zoning Administrator

PL:sp

Encl.

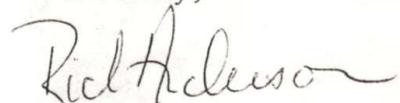
July 12, 1991

TO: Cedar County Board of Supervisors

I am writing this letter to inform you that I wish to resign as a member of the Cedar County Board of Adjustment. Due to an increased work load, I do not have the time to devote to serving on this Board and would like to request that you appoint another member.

Thank you for your understanding in this matter.

Sincerely,


Rick Anderson

May 29, 1991

The Cedar County Board of Adjustment held a Public Hearing on May 29, 1991, at 10:00 AM in the Board Meeting Room of the Courthouse, Tipton, Iowa. Present: Armstrong, Bentrott, Johnson, Suchomel and Zoning Administrator La Rue. Absent: Anderson.

Minutes of the Hearing held April 10, 1991, were read by the Secretary and approved as read.

The Board once again took up petition of Deeda Boll, West Branch, requesting a variance on all yard set back requirements in an "Ra" Urban Residential district. Request was made for the purpose of allowing the placement of a 14' x 70' mobile home on her property located in Lot 11, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 19, T-80N, R-3W, Gower Township, in the unincorporated town of Cedar Valley. Prior to the Hearing, Board members present had personally inspected the site involved along with the Zoning Administrator. Deeda Boll had also furnished a certified survey of her property as requested by Board members at the April 10, 1991, Hearing.

Petitioner was present at the Hearing as was Judith Heil, West Branch, an adjoining property owner. Also present, two interested spectators. There were no objections made nor any written objections on file. It was determined that if the proposed placement of the mobile home was moved 10 feet to the Southwest a variance would be needed for only the front of the property. After further discussion, motion was made by Armstrong, seconded by Johnson, to grant a 10 foot variance on the front yard set back requirement of the Cedar County Zoning Ordinance and positioning mobile home so there would be a 40 foot set back from the center of the Cedar County road R.O.W. Motion carried unanimously.

There being no further business to come before the Board, motion was made by Johnson, seconded by Suchomel, to adjourn. Motion carried unanimously.

Mildred S. Johnson Miles Bentrott
Secretary Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

March 29, 1991

PUBLIC NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on April 10, 1991, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time the Board will review the following petitions:

1. Loretta and Charley Martin, RFD #1, Lowden - 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. This property contains approximately 3.13 acres.
2. Deeda Ball, West Branch - Requesting a variance on all yard set back requirements in a "Ra" Urban Residential district. The purpose of this request is to allow the placement of a 14' x 70' mobile home on her property located in Lot 11, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 19, T-80N, R-3W, Gower Township, in the unincorporated town of Cedar Valley.
3. Charles Linder, RFD #1, New Liberty - Requesting a variance on yard set back requirements in a "Aa" Agricultural district for the purpose of constructing a garage on his property located in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 36, T-80N, R-1W, in Inland Township.

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



Phil La Rue
Zoning Administrator

April 10, 1991

The Cedar County Board of Adjustment held a Public Hearing on April 10, 1991, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present: Armstrong, Bentrott, Johnson, Suchomel and Zoning Administrator La Rue. Absent: Anderson.

Minutes of the hearing held on September 17, 1990, were read and approved.

First to come before the Board was a petition from Loretta and Charles Martin, RFD #1, Lowden, requesting a Special Use Permit authorizing a commercial dog breeder kennel located in Lot A, SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 19, T-82N, R-1W, in Massillon Township, consisting of approximately 3.13 acres. Presentation of the proposed kennel operation was made by Loretta Martin. No dogs would be allowed to run at large. The facility would be licensed by the State of Iowa. The Martins' interest is in becoming reliable breeders of the Siberian Husky. Also sought is an exception to the Cedar County Zoning Ordinance in so far as yard requirements. The present ordinance requires a distance of 750 feet from an occupied farm house or any residence. The Martins' request a variance from the 750 foot requirement to 500 feet. There were no objectors present nor any written objections on file. After discussion, motion was made by Armstrong, seconded by Johnson, to grant approval of Special Use Permit and variance. Motion carried unanimously.

Next to be heard was the petition of Deeda Boll, West Branch, requesting a variance on all yard set back requirements in a "Ra" Urban Residential district for the purpose of placing a 14' x 70' mobile home on her property located in Lot 11, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 19, T-80N, R-3W, Gower Township, in the unincorporated town of Cedar Valley. Petitioner was present to explain her request. Also present was Cindy Niles,

Cedar Valley, as an objector. After considerable discussion, the Board members did not feel enough information was available regarding boundary lines to enable them to make a decision at this time. It was suggested to the petitioner that a survey be made so that property lines could be accurately determined. Motion was then made by Johnson, seconded by Armstrong, to postpone any action at present and reschedule this petition in approximately one month with request that petitioner furnish survey and additional information. Motion carried unanimously.

Next to come before the Board was the petition of Charles Linder, RFD #1, New Liberty, requesting a variance on yard set back requirements in a "Aa" Agricultural district for the purpose of constructing a garage on his property located in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 36, T-80N, R-1W, in Inland Township. Petitioner was present. He requested a variance of 30 feet of the set back requirement of the Cedar County Zoning Ordinance in order to build an attached garage to his residence. There were no objectors present nor any written objections on file. After discussion, motion was made by Armstrong, seconded by Suchomel, to approve petition. Motion carried unanimously.

There being no further business to come before the Board, motion was made by Suchomel, seconded by Johnson to adjourn. Motion carried unanimously.

Mildred Suchomel
Secretary

Merle Bentzett
Chairman