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CEDAR COUNTY
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PLANNING & ZONING

Dec. 26, 1992

Cedar County Board of Supervisors
Courthouse
Tipton, Iowa 52772

Dear Board members:

Please accept this letter as my resignation from the Cedar County Planning and Zoning Commission and the Cedar County Board of Adjustment, effective December 31, 1992. Due to health problems in my family I now lack the time and availability to do justice to the responsibilities involved. I have enjoyed working in this area, and with the other Board members, and hope a replacement can be found soon.

Respectfully yours,

Mildred Suchomel

cc: Phil La Rue,
Zoning Administrator

December 16, 1992

The Cedar County Planning and Zoning Commission met December 16, 1992 at 10:00 a.m. at the Courthouse, Tipton, IA. Meeting scheduled for November 18 was not held as quorum was not reached. Previous to December meeting members drove to Weaver site for inspection of area. Present: Davidson, Hillman, Millett, Moeller, Penningroth and Zoning Administrator La Rue. Absent: Bowie, Suchomel.

1. Virgil Clark was present requesting approval of Final Plat for three lot subdivision located in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 18, T-82 N, R-4W, in Pioneer Township, consisting of 30.95 acres more or less. Malcom Kimble, prospective home builder, was present. Also present was Mrs. Sievers who stated debris had not all been cleaned up. No written objections were on file. Clark stated interior road will always be private and home owners responsible for upkeep. After discussion Davidson moved, Penningroth seconded approval. Ayes 4

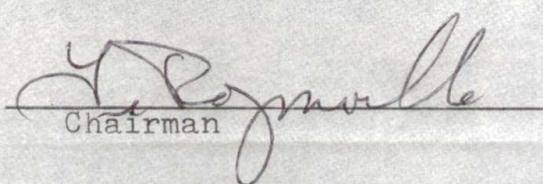
2. Virgil Clark then requested change in zoning from Aa to Rs for the purpose of constructing three single family dwellings on a three lot subdivision located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township. Each of the three tracts to be rezoned consists of 1 acre more or less. No objectors were present. A letter from Lonnie Miller, Area Resource Soils Scientist was read suggesting locations for buildings be moved slightly. After discussion Penningroth moved, Millett seconded. Ayes 4

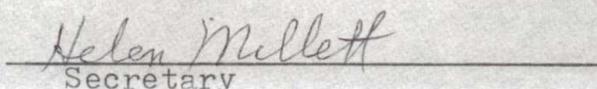
3. Melvin and Helen Hasselbusch and Robert and Arlynn Hasselbusch, Clarence and R. Hasselbusch, Inc. requested approval of Preliminary and Final Plat for two lot subdivision located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 10, T-28 N, R-2W, in Dayton Township consisting of 6.83 acres more or less. Roger Freese, Attorney, was present representing the Hasselbusches. In order to build, 14 feet and 6 feet have access

need to be added to two sides. This does ~~not~~ ^{not} constitute further subdividing. No objectors were present nor were there any written objections on file. After discussion Millett moved, Hillman seconded. Ayes 4.

4. Randy and Linda Weaver, Tipton, Contract Buyers, were present requesting change in zoning from Aa to Ma for the purpose of construction equipment storage, repair and fabrication on property located in NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 3, T-80N, R-2W in Center East Township, consisting of 8.35 acres more or less. Also present, Alberta Thien, present owner. A stream runs through the property and part of property is in a flood plain. Exact location of the flood plain has not been determined. A pond is planned for the property and it was felt the plat should be redrawn and area be rezoned approximately 450 feet east of location originally planned. After discussion Davidson moved, Penningroth seconded approval. Ayes 4.

Chairman declared the meeting adjourned at 11:05


D. Rognvalle
Chairman


Helen Millett
Secretary

October 21, 1992

The Cedar County Planning and Zoning Commission met October 21, 1992 at 10:00 a.m. at the Courthouse, Tiptpn, Iowa. Present: Bowie, Davidson, Millett, Moeller, Suchomel and Zoning Administrator La Rue. Absent: Penningroth and Hillman.

1. Mr. and Mrs. Kermit Wallick were present seeking a change in zoning from A a to Rs for the purpose of constructing a single family dwelling on property located in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 28, T-82N, R-4W, in Pioneer Township composed of 1 acre more or less. No objectors were present, nor were any written objections on file. After discussion Davidson moved, Suchomel seconded approval. Ayes 4

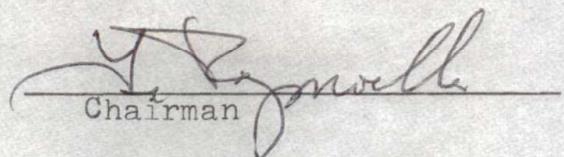
2. Trilby Klavemann, Bennett requested a Special Use Permit authorizing the location of a commercial dog breeder kennel located in Tract B, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6, T-80N, R-1W, Inland Township, 1.00 $\frac{1}{2}$ acres more or less. Klavemann was not present. Letters from adjoining land owners Pat and Galen Sievers and Roger and Caroline Beuthien indicated approval of kennel. No objectors were present - no letters of objection on file. Bowie moved approval, Davidson seconded. This matter goes to the Board of Adjustment. Ayes 4.

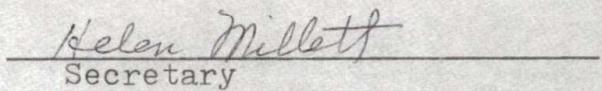
3. Galen Conrad, Lowden, was present seeking a Special Use Permit authorizing the restoration of salvaged automobiles on his property located in NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 1, T-81N, R- 1W in Springfield Township - .0523 acres more or less. No objectors were present nor were there any written objections on file. Petitioner was reminded Special Use permits are reviewed annually. Bowie moved, Davidson seconded approval. Ayes 4.

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This matter also goes to Board of Adjustment for approval.

Meeting was declared by Chairman Moeller at 10:45


Chairman Moeller


Secretary Helen Millett

September 23, 1992

The Cedar County Planning and Zoning Commission conducted a Public Hearing on September 23, 1992, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Commission members Bowie, Penningroth, Davidson, Suchomel, Moeller and Zoning Administrator La Rue. Absent: Hillman and Millett.

In the absence of Secretary Millett, Suchomel was appointed Secretary pro tem.

Minutes of the Public Hearing of August 19, 1992, were read by Suchomel and approved as read.

First order of business was petition of Donald and Scheryl Grant, RR Bennett, requesting a Special Use Permit authorizing the location of a commercial dog breeder kennel in Lot E, SE $\frac{1}{4}$, Section 33, T-81N, R-1W, in Springfield Township. This property contains 10.0 acres more or less. The Grants are owners of the property and were present. There were no objectors present nor any written objections on file. There was, however, a letter on file from Wayne and Bonnie Prett stating they had no objection to the operation but calling attention to yard requirements for a dog kennel. After consideration, motion was made by Bowie, seconded by Penningroth, to recommend approval to the Board of Adjustment, noting that a variance of the yard setback requirements would be necessary. Motion carried unanimously.

Next to be heard was petition of John and Marcia Wombacher, RR West Branch, requesting approval of a Preliminary and Final Plat for a three-lot subdivision located in Lot 1 of Lot C, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 32, T-80N, R-4W, in Gower Township, consisting of 5.00 acres more or less. The Wombachers own the property, were present, along with their attorney, Stuart Werling. Also present, and objecting, was Steve Koopmann, adjoining property owner. Ordinance was passed by the West Branch City Council waiving any objection they might have to this subdivision. Copy of waiver is on file. Mr. Koopmann's concern centered over an easement and the driveways on his property. At present there are two driveways and he did not wish a third. Easement, however, is legally recorded and has been in effect for more than ten years. The Wombachers want to use the easement in gaining access to one of the proposed lots. The Commission has no jurisdiction regarding this easement and felt the two parties would have to resolve the dispute. There were no written objections on file. After considerable discussion, motion was made by Penningroth, seconded by Davidson, to approve Preliminary and Final Plat. Motion carried unanimously.

Next to come before the Commission was petition of John and Marcia Wombacher, requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on their property located in Lot 3, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 32, T-80N, R-4W, in Gower Township, consisting of 1.93 acres more or less. There were no objections on file nor any oral objections made. After discussion, motion was made by Bowie, seconded by Davidson, to approve rezoning requested.

Motion carried unanimously.

The Board then took up petition of Wendy Bang, RR, Mechanicsville, requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of placing a mobile home on her property located in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 13, T-82N, R-4W, in Pioneer Township, composed of 1:00 acres more or less. Jim Miller, Wendy's father, was present to represent his daughter. No objectors were present nor any written objections on file. After discussion, motion was made by Davidson, seconded by Suchomel, to approve zoning change as requested. Motion carried unanimously.

Next to be heard was petition of Virgil Clark (owner) - requesting approval of a Preliminary Plat for a three-lot subdivision located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 30.95 acres more or less. Mr. Clark was present as was Malcom Kimble, an interested party. Also present were Mr. and Mrs. Don Seivers, nearby property owners. The Seivers were concerned about the amount of unsightly debris now on the Clark property and directly opposite their home. Mr. Clark said he planned to use much of it in constructing a private road on his property and would remove the remaining debris by July of 1993. This was satisfactory to both parties. A letter from the Cedar County Engineer, Mark J. Nahra, pointed out some minor discrepancies in the Preliminary Plat, marking them, and asked that they be checked and corrected on the Final Plat. He also stated he did not take exception with the drive access not meeting subdivision road requirements as long as there were sufficient covenants in the Final Plat and Abstract that made it very clear this would be a private drive and never be accepted into the Cedar County road system. There were no written objections on file. After much discussion, motion was made by Davidson, seconded by Penningroth, that covenants as submitted be corrected in the Final Plat to clearly state this private drive would never be accepted in the Cedar County road system and to recommend approval of Preliminary Plat to the Cedar County Board of Supervisors. Voting "aye"

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Hearing of September 23, 1992.

were Davidson, Penningroth, Suchomel and Moeller. Abstaining was Bowie, who previously had voiced his concern with the private road proposed for this subdivision. Motion carried.

Motion was then made by Davidson, seconded by Bowie, to adjourn. Motion carried.

David Suchomel
Secretary

St. Moeller
Chairman

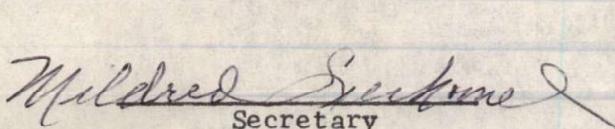
August 19, 1992

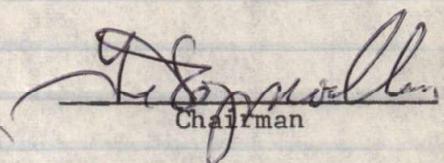
The Cedar County Planning and Zoning Commission held a Public Hearing on August 19, 1992, in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Davidson, Suchomel, Bowie, Penningroth and Zoning Administrator La Rue. Absent: Moeller, Millett and Hillman.

In the absence of the Chairman and Secretary, Bowie chaired the hearing with Suchomel as secretary pro tem. The minutes of the hearing held on July 15, 1992, were read by Suchomel and approved as read.

The Commission then took up petition of Tom Spear requesting a Special Use Permit to authorize a pole building on his property for storage and a service center for equipment used in his business, Total Lawn Care. The property involved consists of 3.0 acres more or less and located in Lot A, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 8, T-80N, R-2W, in Center East Township. Petitioner was present and did further enumerate details of his business. No objectors were present nor any written objections on file. After discussion, motion was made by Davidson, seconded by Suchomel, recommending approval of the requested Special Use Permit. Motion carried unanimously.

There being no further business to come before the Commission, the hearing adjourned.


Mildred Suchomel
Secretary


D. Moeller
Chairman

Footnote: After adjournment, the Commission met informally with Malcom Kimble and Wanda Clark to discuss changes under consideration for a subdivision project in Pioneer Township contemplated by Mr. And Mrs. Virgil Clark and Mr. Kinble. Meeting was informative in nature only.

July 15, 1992

The Cedar County Planning and Zoning Commission met July 15, 1992 at 10:00 a.m. at the Courthouse, Tipton IA. At 8:00 a.m. the following Commission members met and toured the sites to be reviewed today as well as a site reviewed by the Board of adjustment in June: Davidson, Hillman, Millett, Moeller and Zoning Administrator La Rue. Bowie and Suchomel joined them at 10:00 a.m.

Meeting was called to order by Chairman Moeller. Minutes of previous meeting were read and approved as read.

1. Rick and Beth Waltz requested a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property in SW $\frac{1}{4}$, SE $\frac{1}{4}$. Section 15, T-80N, R-3W in center West Township consisting of 1 acre more or less. Karen Achey was present representing the Waltzes. No objectors were present nor were there any written objections on file. After discussion Penningroth moved, Davidson seconded approval. Ayes 6.

2. Brian and Bobbie Kruse requested a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in Parcel A in SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 31, T-82N, R-4W in Pioneer Township consisting of 1.98 acres more or less. Brian Kruse was present representing himself. Objectors present were: Mr. and Mrs. John Kohl and William Stork. Letters of objection had been received from John Kohl and Dorothy and William Stork. La Rue explained the spot chosen for building and installment of septic system. He felt that septic system could be installed and function without problems. After considerable discussion Davidson moved, Millett seconded disapproval. Ayes 2 Nays 4.

July 15, 1992

3. Charles and Carol Jasperson requested a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, T-81N, R-4W, in Cass Township consisting of 1 acre more or less. Charles Jasperson was present representing himself. No objectors were present nor were there any written objections on file. After discussion Bowie moved, Penningroth seconded approval. Ayes 6

Members of commission prefer not to routinely go and inspect each proposed rezoning site, but expressed willingness to go when site involves controversy.

Chair declared the meeting adjourned at 11:10 a.m.

Wm Bowie
Chairman

Mildred Sickmund
Secretary

June 17, 1992

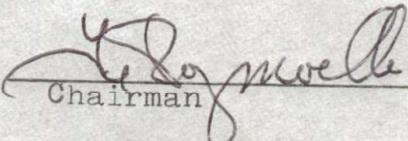
The Cedar County Planning and Zoning Commission met June 17, 1992 at the Courthouse, Tipton, Iowa at 10:00 a.m. Present: Bowie, Davidson, Millett, Moeller, Penningroth, Suchomel and Zoning Administrator La Rue.

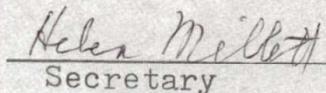
Meeting called to order by Chairman Moeller. First item of business was request from Lloyd Schlitzer, Bennett for change in zoning from Aa to Ab for the purpose of operating a farm equipment repair service on property located in NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 22, T-81N, R-1W, in Springfield Township consisting of 1 acre more or less. One letter was read individually by commission members. The letter gave thoughts of adjoining land owners Karen and LeeRoy Proesch. No letters of objection were on file nor were there any objectors present. Lloyd Schlitzer was present to answer questions and Harvey and Verle Kleppe were present as interested adjoining landowners. After discussion Davidson moved approval, Suchomel seconded. Ayes 5.

Two other requests listed on the agenda were not considered as petitioners John and Marcia Wombacher did not appear.

La Rue then gave information on item to be considered at Board of Adjustment meeting to follow, concerning Virgil Clark request for variance in length of cul-de-sac. LaRue urged Planning and Zoning Members to stay for Board of Adjustment Meeting. All stayed for all or part of the meeting.

Chairman declared the meeting adjourned at 10:50 a.m.


Chairman


Secretary

April 15, 1992

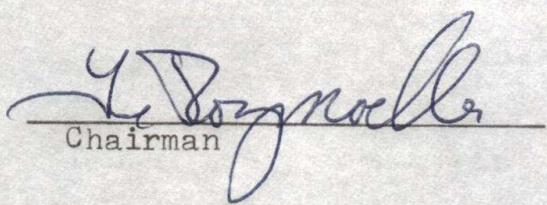
The Cedar County Planning and Zoning Commission met April 15 1992 at the Courthouse, Tipton IA at 10:00 a.m. Present; Bowie, Millett, Moeller, Suchomel and Zoning Administrator La Rue.

Meeting called to order by Chairman Moeller.

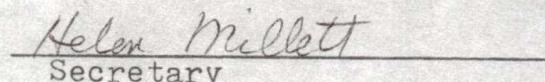
1. Joe Brennan, Tipton, was present to request a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on 1.03 acres in SW $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 16, T-80N R-3W in Center West Township. No objectors were present nor were there any written objections on file. After discussion Suchomel moved, Bowie seconded approval. Ayes 4

2. Mary Lou Prizler, Davenport, was present requesting a change in zoning from Aa to Ma to allow the manufacture and sale of stained glass products on 1 acre located in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 11, T-79N, R-3W in Iowa Township. Also present were Kevin Johnson who will be doing the glass work and Deanna Nicholson, Prizler's daughter. No objectors were present and there were no written objections on file. After questions and discussion Bowie moved, Millett seconded approval. Ayes 4.

Chairman declared the meeting adjourned at 10:25 a.m.



Chairman



Secretary