

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

December 7, 1993

Dear Planning & Zoning Commission Members:

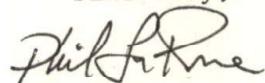
I am writing this letter to inform you that no zoning petitions have been received for the month of December.

We will instead plan on a work session for the Zoning Ordinance at 10:00 a.m., on Wednesday, December 15, 1993, in the Basement Meeting Room of the Courthouse.

Enclosed please find an agenda for this meeting and information on County Zoning from the Code of Iowa, Chapter 335 and a handout on Agricultural Areas.

If you have any questions, or will not be able to attend this meeting, please contact me no later than December 13, 1993.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sp

Encls.

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

**CEDAR COUNTY PLANNING AND ZONING COMMISSION**

**ZONING ORDINANCE WORK SESSION AGENDA**

**Wednesday, December 15, 1993 - 10:00 a.m.**

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the October 11, 1993 meeting.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #30, page 5, through #110, page 15.
- III. Review of Districts and Boundaries, page 15.
- IV. Discussion and Conclusion

December 1, 1993

The Cedar County Planning and Zoning Commission met December 1, 1993 at the Courthouse, Tipton, Iowa at 10:00 a.m. Present: Hillman, Millett, Moeller, Penningroth and Zoning Administrator La Rue. Absent: Bowie, Davidson, Donohoe.

1. Rolland Moeller was present representing Jeffery Moeller requesting a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on his property located in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 25, T-79N, R-2W in Sugar Creek Township consisting of 2.84 acres more or less. No written objections were on file and no objectors were present. After discussion Hillman moved, Penningroth seconded approval. Ayes 4

2. Russell Wethington, Tipton was present requesting approval of Preliminary and Final Plat for a 3 lot subdivision located in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 32, T-81N, R-2W in Center East Township consisting of 4.09 acres more or less. No objectors were present, nor were there any written objections on file. After discussion Millett moved, Hillman seconded approval.

Ayes 4. Stuart Werling, Attorney represented Russell Wethington.

3. Richard and Mavis Wieneke, West Branch were present requesting approval of a preliminary and Final Plat for a 2 lot subdivision located in the E $\frac{1}{2}$ , NW $\frac{1}{4}$ , Section 12, T-79N, R-4W in Springdale Township. Representing the Wienekes was Lowell Dendinger, Attorney. Also present were Anders Mather and Wayne Frederick, adjoining land owners. After discussion Penningroth

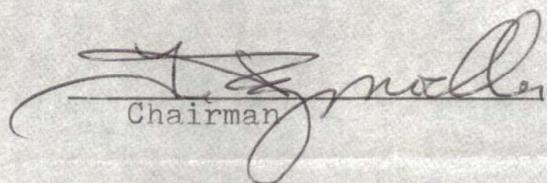
# EL MUSEO DE ARTE BOHEM

EL MUSEO DE ARTE BOHEM es un espacio de difusión y promoción de las artes visuales contemporáneas. Ofrece una programación diversa y plural que incluye exposiciones individuales y colectivas, talleres, debates, presentaciones de libros y performances. Se enfoca en la creación artística y la investigación, así como en la difusión y divulgación de las artes. El museo busca fomentar la reflexión y el diálogo entre artistas y público, promoviendo la creación y el desarrollo de proyectos artísticos. Ofrece una programación diversa y plural que incluye exposiciones individuales y colectivas, talleres, debates, presentaciones de libros y performances. Se enfoca en la creación artística y la investigación, así como en la difusión y divulgación de las artes. El museo busca fomentar la reflexión y el diálogo entre artistas y público, promoviendo la creación y el desarrollo de proyectos artísticos.

December 1, 1993

moved, Hillman seconded approval. Ayes 4. There were no objectors present nor were there any written objections on file.

Chairman declared the meeting adjourned at 10:45 a.m.



Chairman

Helen Millett  
Secretary

LEGAL NOTICE

The Cedar County Board of Supervisors will be conducting a Public Hearing on December 13 and 16, 1993, at 3:30 p.m., in the Board Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Board will review the following petitions:

1. Jeffery Moeller, RR, Wilton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 25, T-79N, R-2W, in Sugar Creek Township consisting of 2.84 acres more or less.
2. Russell and Marjorie Wethington, RR, Tipton (Owners) - Requesting approval of a Preliminary and Final Plat for a three (3) lot subdivision located in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 32, T-81N, R-2W, in Center East Township consisting of 4.09 acres more or less.
3. Richard and Mavis Wieneke, RR, West Branch (Owners) - Requesting approval of a Preliminary and Final Plat for a two (2) lot subdivision located in the E $\frac{1}{2}$ , NW $\frac{1}{4}$ , Section 12, T-79N, R-4W, in Springdale Township consisting of 23.00 acres more or less.

At said Public Hearing, any person present and so wishing, will be given the opportunity to be heard. However, the Board does request that any person speaking, briefly document or outline the statement and place on file. Time will be allowed during the hearing for a person to prepare such documentation, if such time is needed. Any persons wishing a statement read into the hearing for them may file same with the County Auditor prior to the time of the hearing.

PATRICIA MEIXNER  
Cedar County Auditor

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

November 18, 1993

### LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, December 1, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa. This Public Hearing was previously scheduled for November 17, 1993, but was postponed due to the lack of a quorum.

At this time, the Commission will review the following petitions:

1. Jeffery Moeller, RR, Wilton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 25, T-79N, R-2W, in Sugar Creek Township consisting of 2.84 acres more or less.
2. Russell and Marjorie Wethington, RR, Tipton (Owners) - Requesting approval of a Preliminary and Final Plat for a three (3) lot subdivision located in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 32, T-81N, R-2W, in Center East Township consisting of 4.09 acres more or less.
3. Richard and Mavis Wieneke, RR, West Branch (Owners) - Requesting approval of a Preliminary and Final Plat for a two (2) lot subdivision located in the E $\frac{1}{2}$ , NW $\frac{1}{4}$ , Section 12, T-79N, R-4W, in Springdale Township consisting of 23.00 acres more or less.

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



**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

Cedar County Courthouse

Tipton, Iowa 52772

November 8, 1993

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on November 17, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Commission will review the following petitions:

1. Jeffery Moeller, RR, Wilton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 25, T-79N, R-2W, in Sugar Creek Township consisting of 2.84 acres more or less.
2. Russell and Marjorie Wethington, RR, Tipton (Owners) - Requesting approval of a Preliminary and Final Plat for a three (3) lot subdivision located in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 32, T-81N, R-2W, in Center East Township consisting of 4.09 acres more or less.
3. Richard and Mavis Wieneke, RR, West Branch (Owners) - Requesting approval of a Preliminary and Final Plat for a two (2) lot subdivision located in the E $\frac{1}{2}$ , NW $\frac{1}{4}$ , Section 12, T-79N, R-4W, in Springdale Township consisting of 23.00 acres more or less.

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

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

November 8, 1993

TO: Cedar County Planning and Zoning Commission Members

Enclosed please find a copy of the upcoming Zoning Ordinance Work Session Agenda for November 17, 1993, along with a copy of a letter from the Cedar County Attorney regarding "Active Participation in Farming". For those Commission members who were unable to attend the November 3, 1993 meeting, please find information provided by Jim Gonyier, E.C.I.A., for questions on Utility Exemptions, Special Use Permits, Agriculture and Mobile Homes.

If you have any questions, please feel free to give me a call.



Phil La Rue  
Zoning Administrator

PL:sp

Encls.

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

**CEDAR COUNTY PLANNING & ZONING COMMISSION**

**ZONING ORDINANCE WORK SESSION AGENDA**

**Wednesday, November 17, 1993 - 10:45 a.m.**

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the October 11 and November 3, 1993 meetings.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #30, page 5, through #110, page 15.
- III. Review of Districts and Boundaries, page 15.
- IV. Discussion and Conclusion

The next scheduled work session will be on December 1, 1993.  
Agenda to follow.

November 3, 1993

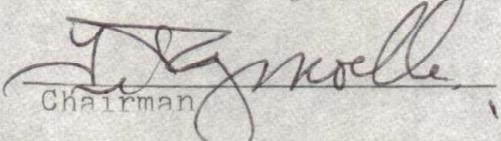
The Cedar County Planning and Zoning Commission met November 3, 1993 at 10:00 a.m. at the Courthouse, Tipton, Iowa. Present: Bowie, Millett, Moeller, Penningroth, Zoning Administrator La Rue and Management Advisor, Jim Gonyier, from ECIA. Absent: Donohoe, Davidson, Hillman.

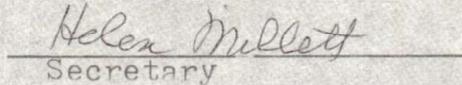
1. Jeffery Moeller requested a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling in Sugar Creek Township. Moeller was not present. There were no written objections on file. Bowie moved, Penningroth seconded that request be tabled until such time Moeller would appear in person. Ayes 4

2. Michael Shuger was present requesting approval of a Preliminary and Final Plat for a four lot subdivision located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 31, T-79N, R-1W, in Farmington Township consisting of 9.14 acres more or less. Also present were Leo Shuger and Robert and Eloise Sessler, adjoining land owners. Concern was expressed that adjoining land owner in Muscatine had not been notified and that the city of Wilton provide written evidence of a waiver of review. No written objections were on file and no objectors were present. Penningroth moved, Bowie seconded approval. Motion was then overturned and a second motion was made to approve with the stipulation that Muscatine County land owner and city of Wilton be contacted. Bowie moved, Penningroth seconded. Ayes 4

3. Michael Shuger also requested change in zoning from Aa to Rs for the purpose of constructing single family dwellings on above described property. The above stipulations apply to this request also. Millett moved, Bowie seconded. Ayes 4

Chairman declared meeting adjourned at 11:15. Members then met with Jim Gonyier to work on revision of the zoning ordinance.

  
Jim Gonyier  
Chairman

  
Helen Millett  
Secretary



## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

October 25, 1993

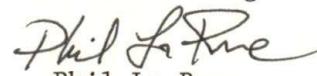
### LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on November 3, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa. This Public Hearing was previously scheduled for October 20, 1993, but was postponed due to the lack of a quorum.

At this time, the Commission will review the following petitions:

1. Jeffery Moeller, RR, Wilton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 25, T-79N, R-2W, in Sugar Creek Township consisting of 2.84 acres more or less.
2. Michael and Janice Shuger, RR, Wilton (Owners) - Requesting approval of a Preliminary and Final Plat for a four lot subdivision located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 31, T-79N, R-1W, in Farmington Township consisting of 9.14 acres more or less.
3. Michael and Janice Shuger, RR, Wilton (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a four lot subdivision located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 31, T-79N, R-1W, in Farmington Township consisting of 9.14 acres more or less.

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

PL:sp



Tel. 319-886-2248

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

**CEDAR COUNTY PLANNING AND ZONING COMMISSION**

**ZONING ORDINANCE WORK SESSION AGENDA**

**Wednesday, November 3, 1993 - 10:30 a.m.**

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the October 11, 1993 meeting.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #30, page 5, through #110, page 15.
- III. Review of Districts and Boundaries, page 15.
- IV. Discussion and Conclusion

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

October 11, 1993

### LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on October 20, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Commission will review the following petitions:

1. Jeffery Moeller, RR, Wilton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 25, T-79N, R-2W, in Sugar Creek Township consisting of 2.84 acres more or less.
2. Michael and Janice Shugar, RR, Wilton (Owners) - Requesting approval of a Preliminary and Final Plat for a four lot subdivision located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 31, T-79N, R-1W, in Farmington Township consisting of 9.14 acres more or less.
3. Michael and Janice Shugar, RR, Wilton (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a four lot subdivision located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 31, T-79N, R-1W, in Farmington Township consisting of 9.14 acres more or less.

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

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

Cedar County Courthouse

Tipton, Iowa 52772

October 14, 1993

TO: CEDAR COUNTY PLANNING AND ZONING COMMISSION MEMBERS

I am writing this letter as an early reminder that after the regularly scheduled Public Hearing on October 20, 1993, at 10:00 a.m., we will continue our work on the Cedar County Zoning Ordinance. Enclosed please find a copy of the work session agenda.

For those members who were unable to attend Monday night's session, we decided to change the date of our night work session from the second Monday of each month to the first Wednesday of each month. Our second session will be as scheduled after the hearing on the third Wednesday of each month.

Because Helen and Jan have informed me that they will not be able to attend the Public Hearing on October 20, 1993, please let me know no later than Monday, October 18, 1993, if you will not be attending. This way I can postpone the scheduled Public Hearing and prevent Jim Gonyier from making a needless trip from Dubuque.



Phil La Rue  
Zoning Administrator

PL:sp

Encls.

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

Cedar County Courthouse

Tipton, Iowa 52772

October 7, 1993

TO: Cedar County Planning and Zoning Commission Members

I am writing this letter as a reminder of the upcoming Special Meeting regarding the Zoning Ordinance rewrite scheduled for Monday, October 11, 1993, at 6:30 p.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

Please have reviewed the first sections of the ordinance including the Agricultural districts and have created your list of ideas and issues so that we may discuss them.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sp

September 15, 1993

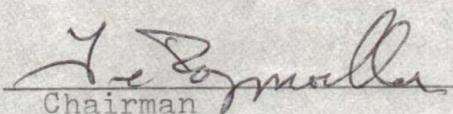
The Cedar County Planning and Zoning Commission met September 15, 1993 at the Courthouse, Tipton, IA at 10:00 a.m. Present: Bowie, Donohoe, Hillman, Millett, Moeller, Penningroth and Zoning Administrator LaRue. Absent: Davidson. Meeting called to order by Chairman Moeller. Minutes of previous meeting were read.

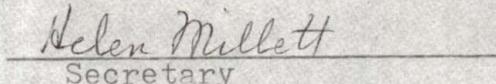
Discussion of action of Board of Adjustment on Zoning Commission's recommendation of August 18 and related problems took place.

Deborah Weber was present seeking change in zoning from Aa to Rs for purpose of constructing a single family dwelling located in SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 14, T-79N, R-3W, in Iowa Township consisting of 1.90 acres more or less. Also present was Kim Weber. No objectors were present, nor were there any written objections on file. After discussion Bowie moved, Hillman seconded approval. Ayes 5.

More discussion followed regarding August 18 meeting. Supervisor Ed Compton was spotted in the hall and asked to come in for further discussion.

Chairman declared the meeting adjourned at 11:00.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Helen Millett  
Secretary

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

September 3, 1993

Dear Planning and Zoning Commission Members:

I am writing this letter to inform you that I have scheduled a Special Meeting of the Zoning Commission on September 22, 1993, at 9:00 a.m. Jim Gonyier of the East Central Intergovernmental Association (ECIA) would like to meet with us at this time regarding re-working the Comprehensive Plan and the Zoning and Subdivision Ordinances.

If you have any questions, please give me a call.

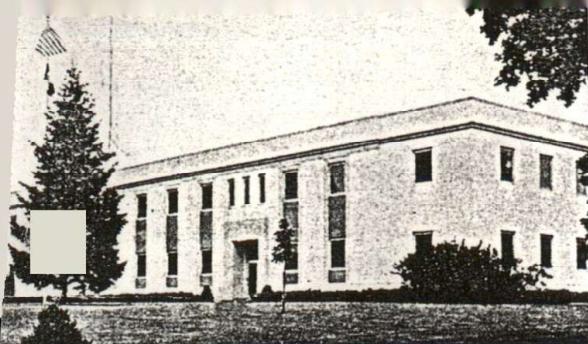
Sincerely,



Phil La Rue  
Zoning Administrator

PL:sp

cc: Jim Gonyier, ECIA



Tel. 319-886-2248

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

September 3, 1993

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on September 15, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time the Commission will review the following petition:

1. Deborah Weber, Solon (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling located in the SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 14, T-79N, R-3W, in Iowa Township, consisting of 1.90 acres more or less.

At said Public Hearing, any person present and so wishing, will be given the opportunity to be heard, for or against, said petition. 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

PL:sp

August 18, 1993

The Cedar County Planning and Zoning Commission met August 18, 1993 at the Courthouse, Tipton, Iowa at 10:00 a.m. Present: Bowie, Davidson, Donohoe, Millett, Penningroth and Zoning Administrator La Rue. Meeting called to order by Vice Chairman Bowie. Absent: Moeller, Hillman.

Ron Duffe was present seeking a Special Use Permit authorizing the storage and drying of grain on property located in the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 27, T-79N, R-4W, in Springdale Township - 8.43 acres more or less. Also present, Mr. and Mrs. Ralph Duffe and Keith Jennings and Jean Jennings. No written objections were on file.

Keith and Jean Jennings expressed concern about dust control and amount of traffic on road due to the business. Questions were asked about how dust control would be financed. After much discussion Penningroth moved Zoning Commission strongly recommend to Board of Adjustment that Cedar County share the cost of dust control. Duffe pointed out he pays  $\frac{1}{4}$ ¢ tax on every bushel of grain moved through his facility in addition to property tax. Donohoe seconded. Ayes 4.

Vice Chairman declared the meeting adjourned at 10:45

Jim Bowie  
Chairman

Helen Millett  
Secretary



**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

Cedar County Courthouse

Tipton, Iowa 52772

August 9, 1993

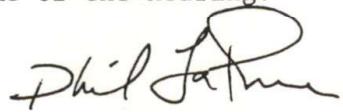
**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on August 18, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Commission will review the following petition:

1. Duffe Grain, Inc., Wilton (Owner) - Requesting a Special Use Permit authorizing the storage and drying of grain on their property located in the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 27, T-79N, R-4W, in Springdale Township, consisting of 8.43 acres more or less.

At said Public Hearing, any person present and so wishing, will be given the opportunity to be heard, for or against, said petition. 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

PL:sp

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

July 7, 1993

TO: Cedar County Planning and Zoning Members

I have scheduled the first special meeting for reworking the Cedar County Zoning and Subdivision Ordinances for Wednesday, July 14, 1993, at 7:00 p.m., in the Blue Room of the Courthouse. Please have your ideas for changes to the ordinances ready so that we can address them.

If you will be unable to attend this meeting, please let me know as soon as possible.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sp

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

June 7, 1993

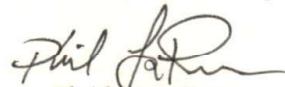
### LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on June 16, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Commission will review the following petitions:

1. Jim Neuzil, J.W. Ranch, RR, Mechanicsville - Requesting a Special Use Permit authorizing the location of seasonal rodeo activities on his property located in the NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 14, T-81N, R-4W, in Linn Township, consisting of 47.77 acres more or less.
2. Janice and William Isabel, RR, West Branch (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 15, T-79N, R-3W, in Iowa Township, consisting of 1.95 acres more or less.
3. Mark and Mindy Fuller, RR, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of placing a mobile home on their property located in the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 33, T-82N, R-4W, in Pioneer Township, consisting of 1.12 acres more or less.

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

PL:sp

June 16, 1993

The Cedar County Planning and Zoning Commission met June 16 1993 at 10:00 a.m. at the Courthouse, Tipton, Iowa. Present: Bowie, Donohoe, Millett, Moeller, Penningroth and Zoning Administrator La Rue. Absent: Davidson and Hillman. Meeting called to order by Chairman Moeller.

1. Jim Neuzil, J. W. Ranch, Mechanicsville requested a Special Use Permit authorizing the location of seasonal rodeo activities on his property located in the NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 14, T-81N, R-4W in Linn Township, consisting of 47.77 acres more or less. No objectors were present nor were there any written objections on file. After brief discussion Bowie moved, Penningroth seconded approval. Ayes 5. Neuzil was not present.

2. Janice and William Isabel, West Branch requested a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling in SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 15, T-79N, R-3W, in Iowa Township 1.95 acres more or less. Present with William Isabel was Wilma Isabel. No objectors were present, nor were there any written objections on file. After discussion Penningroth moved, Bowie seconded approval. Ayes 5.

3. Mark and Mindy Fuller, Lisbon, were present seeking change in zoning from Aa to Rs for the purpose of placing a mobile home on their property located in NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 33, T-82N, R-4W, in Pioneer Township, consisting of 1.12 acres more or less. No objectors were present, nor were there any written objections on file. After discussion Bowie moved, Donohoe seconded approval. Ayes 5

Meeting adjourned at 10:25. Some members remained to discuss possible changes in Zoning Ordinance.

Jim Bowie - VC  
Chairman

Helen Millett  
Secretary



**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

June 7, 1993

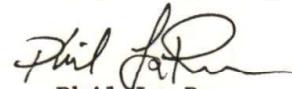
**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on June 16, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Commission will review the following petitions:

1. Jim Neuzil, J.W. Ranch, RR, Mechanicsville - Requesting a Special Use Permit authorizing the location of seasonal rodeo activities on his property located in the NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 14, T-81N, R-4W, in Linn Township, consisting of 47.77 acres more or less.
2. Janice and William Isabel, RR, West Branch (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 15, T-79N, R-3W, in Iowa Township, consisting of 1.95 acres more or less.
3. Mark and Mindy Fuller, RR, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of placing a mobile home on their property located in the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 33, T-82N, R-4W, in Pioneer Township, consisting of 1.12 acres more or less.

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

PL:sp

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

**Cedar County Courthouse**

**Tipton, Iowa 52772**

June 7, 1993

TO: Cedar County Planning and Zoning Commission Members

This note is to inform you that after the Public Hearing on June 16, 1993, we will be conducting our first meeting regarding the updating of the Zoning and Subdivision Ordinances. Please have a list of issues and ideas for changes to the ordinances prepared for discussion and review by this date.

If you will be unable to attend this meeting, please notify my office as soon as possible and mail me a copy of your ideas and thoughts. Thank you.



Phil La Rue  
Zoning Administrator

PL:sp

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

May 10, 1993

### LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on May 19, 1993, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Commission will review the following petitions:

1. Jim Neuzil, J.W. Ranch, RR, Mechanicsville - Requesting a Special Use Permit authorizing the location of seasonal rodeo activities on his property located in the NW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 14, T-81N, R-4W, in Linn Township, consisting of 47.77 acres more or less.
2. Janice and William Isabel, RR, West Branch (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling located in the SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 15, T-79N, R-3W, in Iowa Township, consisting of 1.00 acres more or less.

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

PL:sp

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

Cedar County Courthouse

Tipton, Iowa 52772

April 28, 1993

TO: CEDAR COUNTY PLANNING AND ZONING COMMISSION MEMBERS

Enclosed please find copies of three proposals for updating and rewriting the Cedar County Comprehensive Plan and the Zoning and Subdivision Ordinances. Please note that there is no proposal from the East Central Intergovernmental Association (E.C.I.A.), but I have included some information about the Association.

You may recall that on more than one occasion, Cedar County has been a member, and during these periods, they provided the Cedar County Zoning Department with professional assistance regarding the Comprehensive Plan and updates to the Zoning and Subdivision Ordinances.

At this time, the Board of Supervisors is debating the issue of rejoining the E.C.I.A., and the Board appears to be split on the issue.

Please review all of the enclosed proposals and information. Also, please make a list of questions that you may have about the enclosed information. As I have asked you previously, please prepare a list of "issues" or problems that should be addressed while updating the Comprehensive Plan and Zoning/Subdivision Ordinances.

I would like to arrange a meeting between the Planning and Zoning Commission and the Board of Supervisors for either Monday, May 10, 1993, at 3:00 p.m., or Thursday, May 13, 1993, at 10:00 a.m. Please give me a call no later than May 5, 1993, so that I can inform Betty in the Auditor's Office.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sp

Encls.

EAST CENTRAL INTERGOVERNMENTAL ASSOCIATION (E.C.I.A.)

Bill Baum (Bomb) - Director  
Jim Gonyier - Technical Assistance (i.e. Comp. Plans, Zoning Ordinances)

For Cedar County to Rejoin:

1. The E.C.I.A wants a long term commitment -- no more dropping out. They want at least a three year commitment.
2. Fiscal year dues must be paid in July.

Dues are \$.40 per capita  
Annual dues are approximately \$2,886.00

Because Cedar County has dropped out before, the E.C.I.A. also wants an additional year's dues as an assurance that the county is committed.

A percentage of the annual fee is available to the county as services entitlement. That is, the county gets a certain amount of work from the E.C.I.A. at no charge to be used for any project.

The E.C.I.A. will provide Cedar County with professional assistance with:

- a) Comprehensive Plan updates and revisions and review
- b) Zoning Ordinance updates and revisions and review
- c) Subdivision updates and revisions and review
- d) Access to and application for State, Federal Grants for community development. As members, the E.C.I.A. will inform the county of available grant monies.
- e) Solutions to problems encountered based on what has worked in similar situations in other counties.

Estimated Fees for Updates:

Comprehensive Plan	-	\$6,000 - 10,000
Zoning Ordinance	-	\$5,000 - 6,000
Subdivision Ordinance	-	\$2,500 - 3,000

April 21, 1993

The Cedar County Planning and Zoning Commission met April 21 at 7:00 p.m. at the Courthouse Tipton IA. Present: Bowie, Davidson, Millett, Moeller, Penningroth and Zoning Administrator La Rue. Absent: Donohoe. Meeting called to order by Chairman Moeller.

1. Peter Greiner and Rita Wendler were present requesting Preliminary and Final Plat approval for a six lot subdivision located in the NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 18, T-82N, R-4W, in Pioneer Township 7.912 acres. Also present were Marijo Greiner, Rick Greiner and Dixie Greiner. Osyra Wolfe stated his approval. Mike Fuller spoke regarding assessment of his property as compared with adjoining properties. No written objections were on file. A letter was read from the county engineer regarding grading plans which, at present, do not meet county standards. After discussion Davidson moved, Penningroth seconded approval with the understanding that corrections in the grading plan be made. Ayes 4

2. Peter Greiner and Rita Wendler requested a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on a six lot subdivision (see above description.) No objectors were present, nor were there any written objections on file. After discussion Davidson moved Bowie seconded approval. Ayes 4

3. Scott Morningstar was present seeking change in

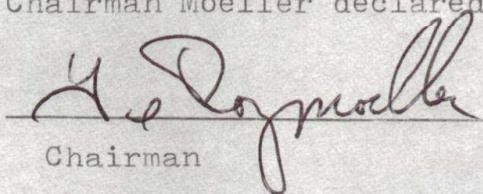
April 21, 1993

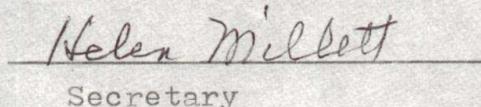
zoning from Aa to Rs for the purpose of constructing a single family dwelling located in Parcel A in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 7 T-82N, R-4W in Pioneer Township consisting of 1.79 acres. Also present was Keith Morningstar. No objectors were present nor were there any written objections on file. After discussion Davidson moved, Bowie seconded approval. Ayes 4

4. Ken Fawcett, representing Floyd Fawcett, was present seeking a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in Lot 1 in SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 9, T-79N, R-4W, in Springdale Township 1.95 acres. No objectors were present, nor were there any written objections on file. After discussion Bowie moved, Penningroth seconded approval. Ayes 4

5. Petitioner Linder was not present. Bowie moved, Penningroth seconded petition be tabled and Chairman Moeller declared meeting adjourned when Kenny Linder and Rich Daniels appeared. Chairman reopened meeting. Linder is seeking a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on Lot 1 in NW $\frac{1}{4}$ , NW $\frac{1}{4}$  Section 30, T-79 N, R-2W Rochester Township - 1 acre. No objectors were present nor were there any written objections on file. After discussion Bowie moved, Penningroth seconded approval. Ayes 4.

Supervisor Judy Hartig was present as an observer. Chairman Moeller declared the meeting adjourned at 7:55.

  
H. Moeller  
Chairman

  
Helen Millett  
Secretary

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

April 12, 1993

### LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on April 21, 1993, at 7:00 p.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

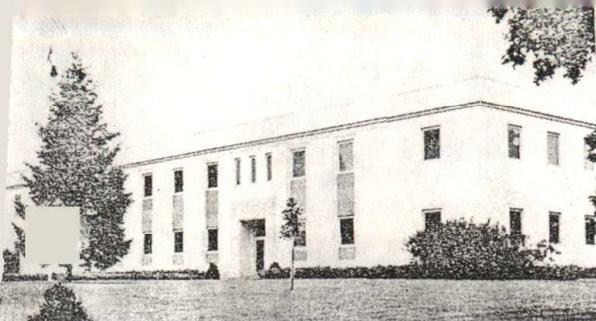
At this time, the Commission will review the following petitions:

1. Peter Greiner and Rita Wendler, RFD, Lisbon (Owners) - Requesting approval of a Preliminary and Final Plat for a six lot subdivision located in Lot 1 in the NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 18, T-82N, R-4W, in Pioneer Township, consisting of 7.912 acres more or less.
2. Peter Greiner and Rita Wendler, RFD, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a six lot subdivision located in Lot 1 in the NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 18, T-82N, R-4W, in Pioneer Township, consisting of 7.912 acres more or less.
3. Scott Morningstar, RFD, Lisbon (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in Parcel A, in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 7, T-82N, R-4W, in Pioneer Township, consisting of 1.79 acres more or less.
4. Floyd Fawcett, RFD, West Branch (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in Lot 1, in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 9, T-79N, R-4W, in Springdale Township, consisting of 1.95 acres more or less.
5. Kenny and Sherry Linder, RR, Moscow (Owners) - 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 1, in the NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 30, T-79N, R-2W, in Rochester Township, consisting of 1.00 acres more or less.

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



## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

April 12, 1993

### LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on April 21, 1993, at 7:00 p.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time, the Commission will review the following petitions:

1. Peter Greiner and Rita Wendler, RFD, Lisbon (Owners) - Requesting approval of a Preliminary and Final Plat for a six lot subdivision located in Lot 1 in the NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 18, T-82N, R-4W, in Pioneer Township, consisting of 7.912 acres more or less.
2. Peter Greiner and Rita Wendler, RFD, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a six lot subdivision located in Lot 1 in the NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 18, T-82N, R-4W, in Pioneer Township, consisting of 7.912 acres more or less.
3. Scott Morningstar, RFD, Lisbon (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in Parcel A, in the SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 7, T-82N, R-4W, in Pioneer Township, consisting of 1.79 acres more or less.
4. Floyd Fawcett, RFD, West Branch (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on his property located in Lot 1, in the SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 9, T-79N, R-4W, in Springdale Township, consisting of 1.95 acres more or less.
5. Kenny and Sherry Linder, RR, Moscow (Owners) - 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 1, in the NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 30, T-79N, R-2W, in Rochester Township, consisting of 1.00 acres more or less.

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

## OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

TO: Cedar County Planning & Zoning Commission Members  
Cedar County Board of Adjustment Members

I am writing this letter to inform you that Millie Suchomel has resigned from the Planning & Zoning Commission and Board of Adjustment. She was on these boards for over 20 years.

Helen Millett and I are asking each member to contribute \$5.00 so that the boards could present to Millie flowers and a plaque in appreciation of her contribution to Cedar County over the years.

If you wish to contribute, please mail or drop off your contribution to this office by March 17, 1993, so that we can complete the arrangements.

Thank you,



Phil La Rue  
Zoning Administrator

PL:sp

March 17, 1993

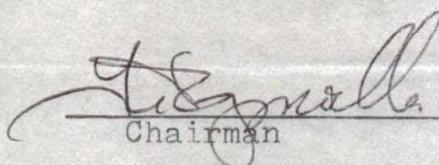
The Cedar County Planning and Zoning Commission met March 17, 1993 at 10:00 a.m. at the Courthouse, Tipton IA. Present: Bowie, Davidson, Donohoe, Hillman, Millett, Moeller, Penningroth, and Zoning Administrator La Rue.

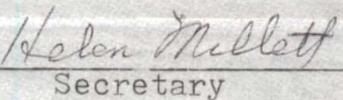
Item 3 on the agenda was considered first. Robert Wolfe was present seeking Preliminary and Final Plat for a thirteen lot subdivision in Lot 1, Yankee Grove Addition, located in the S $\frac{1}{2}$ , Section 18, T-82N, R-4W, in Pioneer Township, consisting of 47.13 acres more or less. Douglas Wolfe, attorney, was present representing Robert Wolfe. Also present were Robert Wolfe and Dean Beranek, Registered Land Surveyor. No objectors were present, nor were there any written objections on file. A letter of concern was on file from Rick Austin, resident of the subdivision, concerning the possible installation of street lights in the future and the effect such lights would have on the night sky. He stated this was a concern for Cedar County as a whole as more housing is developed. Wolfe and Beranek answered questions regarding wells, grading specifications, number of houses built and number expected to be built. After discussion Bowie moved, Penningroth seconded approval. Ayes 6

Items 1 and 2 on the agenda requesting approval of Preliminary and Final Plat and requesting change in zoning by Peter Greiner and Rita Wendler were discussed. Several problems remain and the board felt these should be clarified before approval. Bowie moved, Hillman seconded tabling the requests until the regular April meeting. Ayes 6. La Rue suggested a night meeting April 21.

Present were Peter Greiner, Rita Wendler, Rick Greiner, Dixie Greiner, D O T District Transportation Planner Lee Benfield, and Atty Wolfe who is doing the documentation work.

Chairman Moeller declared the meeting adjourned at 11:00 a.m.

  
Chairman

  
Secretary

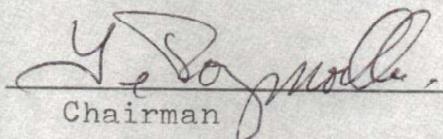
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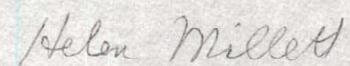
February 17, 1993

The Cedar County Planning and Zoning Commission met February 17, 1993 at 10:00 a.m. at the Courthouse, Tipton IA. Present: Bowie, Donohoe, Millett, Moeller. Absent: Davidson, Hillman, and Penningroth. Also present Zoning Administrator La Rue. Danna Lu Donohoe was welcomed as a new member replacing Millie Suchomel. Board members expressed appreciation for the long service and contributions of Suchomel going back approximately twenty years.

1. Bette Sherrill, Tipton requested approval of Preliminary and Final Plat for a one lot subdivision located in NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 13, T-80N, R-3W, in Center West Township, consisting of 1.998 acres more or less. Jim Lloyd, attorney for Sherrill, was present. No objectors were present, nor were there any written objections on file. James Stahle, prospective buyer wishes to add to his present lot. He has no plans to build. Bowie questioned whether he would be doing business on site, in which case he would need to rezone. After discussion Bowie moved, Donohoe seconded approval. Ayes 4.

Meeting adjourned at 10:40. Informal discussion followed concerning need for rewritten Comprehensive Plan.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**

Cedar County Courthouse

Tipton, Iowa 52772

January 29, 1993

Dana Lu Donohue  
RFD #1  
Stanwood, Iowa 52337

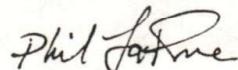
Dear Dana Lou:

I wish to thank you for your willingness to serve on the Cedar County Planning and Zoning Commission. Enclosed please find copies of the Cedar County Zoning Ordinance and Subdivision Ordinance and a copy of the Comprehensive Plan. \*

If you have any questions about the Zoning and Subdivision Ordinances or questions about the Planning and Zoning Commission, please feel free to contact me at your convenience.

Again, I wish to thank you for your willingness to serve on the Planning and Zoning Commission.

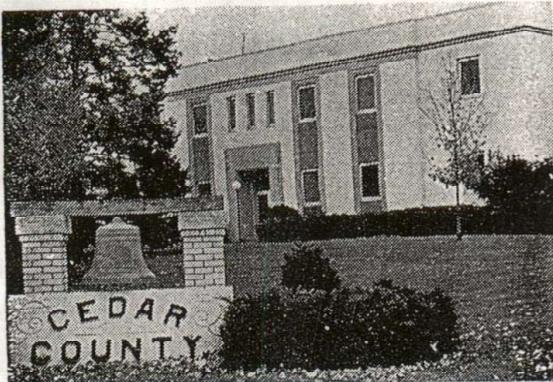
Sincerely,



Phil La Rue  
Zoning Administrator

PL:sp

Encl.



COPY

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

January 25, 1993

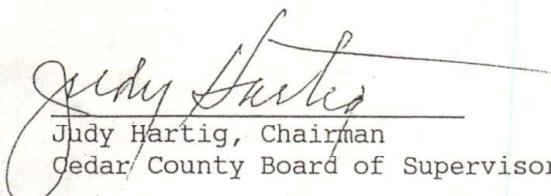
Danna Lu Donohoe  
R.R. #1  
Stanwood, Iowa 52337

Dear Danna Lu,

Please be advised that by motion of this Board today, you have been named to replace Mildred Suchomel on the Zoning Board. Your term will expire December 31, 1995. 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,

  
\_\_\_\_\_  
Judy Hartig, Chairman  
Cedar County Board of Supervisors

JH:be