

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

November 4, 1994

The Cedar County Board of Adjustment conducted a Public Hearing on November 4, 1994, in the basement of the Cedar County Courthouse, Tipton, Iowa. Present were Board members Penningroth, Lenker, Quinn, Zoning Administrator La Rue and Secretary Pruess. Absent were Beyer and Johnson.

The meeting was called to order by Chairman Pro-tem Quinn at 1:30 p.m. Minutes from the last meeting held on October 7, 1994, were approved as written and previously sent to the members.

The Board then held an annual review of the Special Use Permit previously granted to Byers and Happel and Quaker Oats Company of Cedar Rapids. The Board members recommended at the last meeting held on October 7, 1994, that the Special Use Permit be terminated and hear a petition to be filed by Great Lakes Chemical Company at the same site and for the same purpose. Penningroth made a motion that the Special Use Permit previously granted to Quaker Oats and Byers and Happel be revoked. Lenker seconded the motion. Ayes all.

The Special Use Permit request filed by Great Lakes Chemical Corporation, was next discussed. They were requesting a Special Use Permit authorizing the stockpiling of corn cobs on property located in the NW 1/4, NW 1/4, Section 33, T-82N, R-1W, in Massillon Township. After a brief discussion, Lenker made a motion to grant the Special Use Permit. Penningroth seconded the motion. Ayes all.

With no further business to be discussed at this time, the meeting was adjourned.

Foust W. Johnson
Chairman ~~Pro-tem~~

Sharon Pruess
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

October 24, 1994

PUBLIC NOTICE

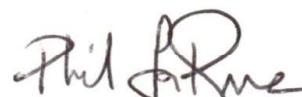
The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Friday, November 4, 1994, at 1:30 p.m., in the Large Meeting Room in the Basement of the Cedar County Courthouse, Tipton, Iowa.

At this time the Board will review the following petitions:

1. Annual Review of the Special Use Permit requested from Byers and Happel and Quaker Oats Company of Cedar Rapids, used for the purpose of stockpiling corn cobs. The property is located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 33, T-82N, R-1W, in Massillon Township.
2. Great Lakes Chemical Corporation, Omaha, Nebraska - Requesting a Special Use Permit authorizing the stockpiling of corn cobs on property located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 33, T-82N, R-1W, in Massillon Township.

At this time the Board shall also conduct a site survey of the Yard Waste Composting Site on property owned by Gary Anderson, RFD, Tipton, located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 28, T-80N, R-2W, in Center East 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

PL:sp

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

October 7, 1994

The Cedar County Board of Adjustment conducted a Public Hearing on October 7, 1994, in the Blue Room in the basement of the Courthouse, Tipton, Iowa. Present were Board members Beyer, Johnson, Penningroth, Lenker, Zoning Administrator La Rue and Secretary Pruess. Absent was Board member Quinn.

The meeting was called to order by Chairman Johnson at 1:30 p.m. Minutes from the last meeting held on August 31, 1994, were approved as written and previously sent to the members.

The Board then took up the petition filed by Michael Rodgers, RR, West Liberty, requesting a variance to permit the replacement of one mobile home on a lot where there are currently two mobile homes. Mr. Rodgers explained to the members that his parents live in one of existing mobile homes on the property and he would like to replace the abandoned mobile home on the property with a 1974 mobile home. His father stated that he have received approval from the state to demolish the abandoned mobile home. The two mobile homes will have separate septic systems.

La Rue informed the Board members that the mobile home Mr. Rodgers plans to install is older than the required 1976 model. After a brief discussion, Penningroth made a motion to allow the variance of the 1974 mobile home and that the old mobile home be cleaned up and removed before the newer one is installed. Beyer seconded the motion. Ayes all.

The Board then held a discussion regarding the Special Use Permit for Byers and Happel and Quaker Oats Company which was tabled at the last meeting. La Rue informed the board that Quaker Oats Company does not own the property any longer and that Great Lakes Chemical Company is now leasing the property. He stated that the representative from Great Lakes Chemical Company has petitioned the Planning and Zoning Commission for permission to stockpile corn cobs on the same property. The Board members recommended that the Special Use Permit issued to Beyers and Happel and Quaker Oats be terminated and hear petition from Great Lakes Chemical Company.

The Board members will be conducting a site survey of the composting facility operated by Gary Anderson prior to the next meeting to be held on November 4, 1994.

With no further business to be discussed at this time, the meeting was adjourned.

Sharon Pruess
Secretary

Donald Johnson
Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

August 22, 1994

PUBLIC NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Wednesday, August 31, 1994, at 1:30 p.m., in the Blue Meeting Room in the basement of the Courthouse, Tipton, Iowa.

At this time the Board will review the following petition:

1. Hank Miguel, RR, Tipton (Owner) - Requesting a Special Use Permit to permit a music festival to be held on September 17, 1994, on his property located in the SE $\frac{1}{4}$, NE $\frac{1}{4}$ and the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 18, T-81N, R-3W, in Red Oak Township, consisting of 11.87 acres more or less.

The Board will also conduct an annual review of the Special Use Permits previously granted to the following:

1. Jim Neuzil, J.W. Ranch, RR, Mechanicsville - 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. Trilby Klavemann, RR, Bennett (Owner) - 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, in Inland Township, composed of 1.00 acres more or less.
3. Galen Conrad, RR, Lowden (Owner) - A Special Use Permit authorizing the restoration of salvaged automobiles on his property located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 1, T-81N, R-1W, in Springfield Township, composed of 0.523 acres more or less.
4. Tom Spear, RR, Tipton (Owner) - A Special Use Permit authorizing a garage and service center for equipment used by his business, Total Lawn Care, in Lot A, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 8, T-80N, R-2W, in Center East Township, consisting of 3.0 acres more or less.

5. Loretta and Charley Martin, RR, Lowden (Owners) - A Special Use Permit authorizing the operation 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, composed of approximately 3.13 acres.
6. Donald and Scheryl Grant, RR, Bennett (Owners) - A Special Use Permit authorizing the operation of a commercial dog breeder kennel in Lot E, SE $\frac{1}{4}$, Section 33, T-81N, R-1W, in Springfield Township, consisting of 10.00 acres more or less.
7. Byers and Happel and Quaker Oats Company, Cedar Rapids - A Special Use Permit authorizing the stockpiling of corn cobs on property located in the NW $\frac{1}{4}$, Section 33, T-82N, R-1W, in Massillon Township.
8. Conditional Use Permit issued to Folkman Feed and Grain, Inc., located in the SE $\frac{1}{4}$ of Section 33, T-82N, R-2W, and the NE $\frac{1}{4}$ of Section 4, T-81N, R-2W, Cedar County, Iowa.
9. Duffe Grain, Inc., Wilton (Owner) - 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 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

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

August 31, 1994

The Cedar County Board of Adjustment conducted a Public Hearing on August 31, 1994, in the Blue Room in the basement of the Courthouse, Tipton, Iowa. Present were Board members Beyer, Penningroth, Lenker and Johnson, Zoning Administrator La Rue and Secretary Pruess. Absent was Board member Quinn.

The meeting was called to order by Chairman Johnson at 1:30 p.m. Minutes from the last meeting held on August 3, 1994, were read and approved as written.

The Board then took up the petition filed by Hank Miguel, RR, Tipton, requesting a Special Use Permit to permit a music festival to be held on September 17, 1994, on his property. The property is located in the SE 1/4, NE 1/4, and the NE 1/4, SE 1/4, Section 18, T-81N, R-3W, in Red Oak Township, consisting of 11.87 acres more or less. Mr. Miguel was present and informed the members of his plans to host a music festival on his property. He stated that a 50' x 18' stage was built last year into a hillside and two pastures will be used for parking. He estimates approximately 700 people to attend the three local bands concert. His intentions are to contact local groups to serve food, provide first aid assistance and provide 15 portable toilets at the site. He informed the members that he intends to advertise with flyers and in local newspapers. He has already obtained dram shop insurance and is in the process of obtaining his beer permit.

La Rue informed the members that letters of objection were on file in his office addressed to the Planning and Zoning Commission but none were received which were addressed to the Board of Adjustment.

Mr. and Mrs. Robert Wethington, adjoining property owners, were present and expressed their concern regarding traffic problems in the neighborhood. The Board members suggested that Mr. Miguel post "No Parking" signs on the neighbors' properties and that a person be posted at the corner of the blacktop to the west of the site to direct traffic. Mr. Miguel stated that he would be very willing to do what the neighbors and board members suggested. He will notify law enforcement of the event he intends to hold and said that no one should be parking on the road since he has ample parking spaces in the pastures. He also stated that he does not intend to host another concert in the future.

After further discussion, Penningroth made a motion to approve Mr. Miguel's request for a Special Use Permit for a one time stand as long as adequate supervision is provided to direct traffic to avoid conflict with the neighbors. Beyer seconded the motion. Ayes all.

The Board next conducted an annual review of the Special Use Permits which had been previously granted to the following:

1. Jim Neuzil, J.W. Ranch, RR, Mechanicsville - A permit granted authorizing the location of seasonal rodeo activities on his property. No objections were on file.
2. Trilby Klavemann, RR, Bennett - A permit granted authorizing the location of a commercial dog breeder kennel on her property. No objections were on file. La Rue informed the members that within the last year Ms. Klavemann's neighbor, Roger Beuthien, had contacted the Zoning Department, regarding the fact that she had 12 dogs over the age of 6 months but had agreed that she would not have more than 6 dogs over 6 months old. Since then, she has not had more than the limited number.
3. Galen Conrad, RR, Lowden - A permit granted authorizing the restoration of salvaged automobiles on his property. No objections were on file.
4. Tom Spear, RR, Tipton - A permit granted authorizing a garage and service center on his property for equipment used by his business, Total Lawn Care. No objections were on file.
5. Loretta and Charley Martin, RR, Lowden - A permit granted authorizing the operation of a commercial dog breeder kennel on their property. No objections were on file.
6. Donald and Scheryl Grant, RR, Bennett - A permit grant authorizing the operation of a commercial dog breeder kennel on their property. No objections were on file.
7. Byers and Happel and Quaker Oats Company, Cedar Rapids - A permit granted authorizing the stockpiling of corn cobs on their property. La Rue informed the members that no activity has gone on this property within the last year and suggested that the Board table this extension until the Zoning Department receives, in writing, a letter of intent from the petitioners.
8. Folkman Feed and Grain, Inc., RR, Clarence - A permit granted authorizing their commercial hog operation on their property. No objections were on file.
9. Duffe Grain, Inc., Wilton - A permit granted authorizing the storage and drying of grain on their property. No objections were on file.

After a brief discussion, Penningroth made a motion that extensions be granted to petitioner #'s 1, 2, 3, 4, 5, 6, 8 and 9 and that #7 be tabled until the next meeting. Lenker seconded the motion. Ayes all.

The Board members were reminded that they will be conducting a site survey of Gary Anderson's composting facility during the month of November. With no further business to be discussed at this time, the meeting adjourned at 2:30 p.m.

Sharon Bruss Fawson Johnson
Secretary Chairman

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES
August 3, 1994 - 1:30 p.m.

The Cedar County Board of Adjustment conducted a Public Hearing on August 3, 1994, in the Blue Room in the basement of the Courthouse, Tipton, Iowa. Present were Board members Beyer, Penningroth, Lenker, Johnson, Quinn, Zoning Administrator La Rue and Secretary Pruess. Also present were the petitioner, Donald Lorenz and Mrs. Yvonne Gregory, an adjoining property owner.

The meeting was called to order at 1:30 p.m. by Chairman Johnson. Minutes from the last meeting held on July 13, 1994, were previously mailed to the members. A motion was made by Lenker and seconded by Penningroth to approve the minutes as written.

The Board then took up the petition filed by Donald Lorenz, RR, Tipton, requesting a variance to permit the location of two mobile homes to be used for storage on his property located in the NE 1/4, SE 1/4, and the SE 1/4, SE 1/4, Section 35, T-80N, R-3W, in Rochester Township, consisting of 8.259 acres more or less. Mr. Lorenz was present and explained to the Board members that he plans to build a house on his property this fall and would like permission to leave the mobile homes on the property until he builds a 24' x 30' pole barn after the construction of his home. He stated that he would use the mobile homes as storage only. He presented pictures of the 1966 & 1967 mobile homes and also a diagram showing the location of the mobile homes and the proposed house and pole barn.

Mrs. Gregory, adjoining property owner, expressed her concern about the cleanliness of the neighborhood and questioned the low cost of the mobile homes. Mr. Lorenz stated that he purchased the mobile homes at a tax sale for \$250.00 each. The members reminded Mr. Lorenz that he would need to obtain a permit from the Department of Transportation to move the mobile homes. Board member Quinn stated that the Board of Adjustment members will review this variance, if granted, each year. There were no written or verbal objections on file.

After a brief discussion, Quinn made a motion to grant Mr. Lorenz permission to place the two mobile homes, to be used for storage only, on his property for a period of no longer than two years or 60 days after completion of the pole building and can be revoked if the Board of Adjustment notices that the progress is going backward. Penningroth seconded the motion. Ayes all. Motion carried.

With no further business to be discussed at this time, the meeting was adjourned.

Sharon Pruess Donald Johnson
Secretary Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 22, 1994

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Wednesday, August 3, 1994, at 1:30 p.m., in the Blue Meeting Room in the Basement of the Courthouse, Tipton, Iowa.

At this time the Board will review the following petition:

1. Donald Lorenz, RR, Tipton - Requesting a variance to permit the location of two (2) mobile homes to be used for storage on his property located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$ and the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 35, T-80N, R-3W, in Rochester Township, consisting of 8.259 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

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES
July 13, 1994 - 10:00 a.m.

The Cedar County Board of Adjustment conducted a Public Hearing on July 13, 1994, in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Board members Beyer, Johnson, Penningroth, Quinn, Lenker, Zoning Administrator La Rue and Secretary Pruess.

The meeting was called to order at 10:05 a.m. by Chairman Johnson. Minutes from the last meeting held on June 16, 1994, were previously mailed to the members. Penningroth made a motion, and Beyer seconded, to approve the minutes as recorded and previously mailed to the members.

The Board then took up a petition filed by Robert and Lorena McElderry, RR, West Branch, requesting a variance to permit the location of a second mobile home to be used as a work shop on their property located in Lot A, NW 1/4, SW 1/4, Section 5, T-80N, R-4W, in Gower Township, consisting of 2.00 acres more or less. Mr. & Mrs. McElderry were present and informed the Board members that they replaced their existing mobile home with a newer one and now wish to use the older mobile home for storage of mobile home materials. Mr. McElderry does repair work on older mobile homes for the elderly and low income people. He stated that all materials would be stored inside the mobile home. There were no written or verbal objections on file. Quinn then made a motion to approve the McElderry's request. Penningroth seconded the motion. Ayes all.

The next petition to be heard before the Board was filed by Jim Fry, Miracles Can Happen Boys Ranch, Inc., RR, Wilton. The Fry's were requesting permission to commence with construction of a single family dwelling prior to rezoning the property from "Aa" Agricultural to "Rc" Multiple Residential to be used as a Boys Ranch located in the E 1/2, E 1/2, NE 1/4 and the NE 1/4, NE 1/4, SE 1/4, Section 15 and the NW 1/4, NW 1/4, Section 14, T-79N, R-2W, in Sugar Creek Township, consisting of 49.983 acres more or less.

Jim Fry informed the Board members that the land was bought for the purpose of utilizing it for the boys that they work with. He stated that a house had been donated to the Boys Ranch which the Fry's wish to place on the property prior to rezoning. He also stated that he pledged in writing that the house would be sold as a farm of at least 35 acres if the rezoning is not approved.

Mr. Fry informed the members that the boys come voluntarily to the ranch and then pointed out two boys who are currently residing at the ranch at this time. He explained that they plan to use the farm setting as therapy for underprivileged and delinquent boys. He informed the Board that they get the boys basically from word of mouth from the parents. He stated that they are supported by churches, individuals and any one who feels they are doing a good job.

Charles, Jean and Tom Whetstone, adjoining property owners, expressed their concern regarding the future intentions of the ranch,

security and liability pertaining to this type of facility. Mr. Fry then replied that their future plans are to increase to 25 boys, increase amount of staff people and increase to 5 potential homes on the property. Mr. Fry stated that the ranch conducts a thorough pre-screening of the boys before they become residents of the boys ranch. He also stated that they do not take rapists and murderers at the ranch and they teach the boys respect for authority. The Whetstone's then questioned Mr. Fry regarding the reported assault of Mrs. Fry by one of the boys. Mrs. Fry then acknowledged that this incident did occur and she was injured while attempting to restrain the boy. The Fry's were also questioned about the theft of Frank Townsend's automobile by one of the boys. Jim Fry stated that this did happen and the situation was dealt with to Mr. Townsend's satisfaction.

Area residents speaking in favor of the boys ranch included Steve Shirk, neighbor and teacher at the Wilton School, Marilyn Treimer and several other members of the Spirit of God Church. The feelings expressed by these supporters included a significant beneficial change in the boys behavior and they do not foresee any problems with the boys by the way that they are supervised. Several mothers of boys who have resided, or are currently residing at the facility, spoke in high favor of the Fry's stating that they install firm Christian beliefs in their household.

Chester Sherwood expressed his concern regarding taxes on the property. Mr. Fry stated that they are tax exempt to allow people who donate to the boys ranch to take their donation off their taxes. He explained that the ranch is a non profit organization run by a Board of Directors and has a tax exempt classification until June 30, 1997. Mr. Fry stated that the ranch is not a licensed juvenile facility. When questioned about their training, he informed the members that they did not have any previous training except while they worked at a facility in Missouri.

Charles Whetstone then questioned whether this location was the proper place for a facility of this nature and expressed concern about the surrounding farms regarding livestock, chemical drainage and value of surrounding properties. Mr. Fry stated that he did a lot of planning in selecting a site. He also stated that 39 acres is in timber reserve and the remaining 11 acres has low productivity. He informed the members that the property will be fenced and his facility will also have livestock. He stated that they have a million dollar liability insurance coverage and also sexual and abuse conduct insurance.

Mr. Fry informed the members that the house donated to them needs to be moved by September 1st and if the Board of Adjustment does not grant permission to commence with the construction, the house would have to be moved twice. He would like to have permission to begin excavation for the house so it could be placed on the foundation when it is moved to the site. The Board questioned whether this was an

expensive inconvenience instead of a hardship. They also questioned whether their role was necessary to which Mr. Fry again stated that it would be more costly to them to move the house twice. Ed Compton, Cedar County Supervisor, stated that the Planning and Zoning Commission and the Board of Supervisors will have the final approval or disapproval and feels that the ranch should go through the proper channels of rezoning. Penningroth questioned Mr. Fry why he hadn't proceeded with the planning of the house since this has been the plan for quite a while. Mr. Fry stated that they did not close until June 27th and he then proceeded to the Cedar County Zoning Office. Phil La Rue then informed the Board of the choices they have as follows: 1) Grant no conditional approval and make the ranch go through the proper channels; or 2) Grant conditional approval to begin construction with the understanding that if the petition is denied, the single family dwelling they are constructing must be sold away from the corporation to another party/person eligible for the Ag. exemption and the parcel of ground meeting Cedar County's Zoning Ordinance requirement as a farm of 35 or more acres. The people who reside in the home can not exceed the Cedar County Zoning Ordinance's definition of a family.

Mr. Fry then requested that the letters which were received in the Zoning Office be read to the public. Mr. La Rue then read all of the letters received.

After further discussion, Lenker made a motion to grant the Fry's conditional approval as explained in #2 to commence with the construction of the house prior to rezoning. Penningroth seconded the motion. There were 4 ayes and 1 nay voted by Beyer. Motion carried.

The meeting was then adjourned at 12:00 Noon.

Sharon Bruegg Donald Johnson
Secretary Chairman

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES
June 16, 1994 - 10:00 a.m.

The Cedar County Board of Adjustment conducted a Public Hearing on June 16, 1994, in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Board members Beyer, Johnson, Penningroth, Quinn, Zoning Administrator La Rue and Secretary Pruess. Board member absent was Schuett. Also present were Solid Waste Manager Mark Gritton, Supervisor Judy Hartig and Russell Anderson.

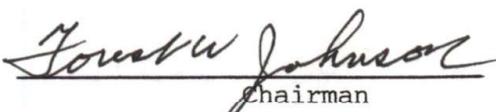
The meeting was called to order by Chairman Johnson at 10:00 a.m. Minutes from the last meeting held on April 13, 1994, were read. Penningroth made a motion for approval of the minutes with Beyer seconding the motion. Ayes all.

The Board then took up a petition filed by Gary Anderson, Tipton, requesting a Special Use Permit for the purpose of operating a yard waste composting business on property located in the SW 1/4, SE 1/4, Section 28, T-80N, R-2W, in Center East Township. Mr. Anderson was present and informed the Board members that his father, Russell Anderson, will run the operation. He informed the members that the material will be spread over his and Mick Mente's farm ground. He stated that Grobin Lawn Care, RR, West Branch, will use the composting material. Mark Gritton informed the members that the composting material must be rotated every 180 days and there is a 1 1/2 year break down process.

Mr. Anderson stated that everything will be cleaned up and nothing will be on the property not associated with the business. He informed the members that the yard waste will be sorted, a shredder will be used for limbs, yard waste bags will be burned and a dike will be installed to help control any leachate. The Board members questioned Mr. Anderson about a gate and a fence around the perimeter of the business. Mr. Anderson stated that he would have a gate installed in the driveway but it is not economically feasible to install a fence. The members also suggested that a sign with the rules and hours be posted at the site. It was also suggested by the Board members that this operation be reviewed every 90 days.

After further discussion, Beyer made a motion to grant the Special Use Permit to Gary Anderson for the purpose of operating a composting business subject to the requirements that the loads be covered, hours defined and posted, the material be rotated every 180 days, a gate be installed, identification of accepted materials be posted and this Special Use Permit will be subject to review on or about November 1st. Penningroth seconded the motion. Ayes all. Motion carried.

With no further business to be discussed at this time, Quinn made a motion, with Penningroth seconding, to adjourn the meeting.

 
Sharon Pruess Joseph W. Johnson
Secretary Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 1, 1994

LEGAL NOTICE

The Cedar County Board of Adjustment will be conducting a Public Hearing on Wednesday, July 13, 1994, at 10:00 a.m., in the Blue Room of the Courthouse, Tipton, Iowa.

At this time the Board will review the following petitions:

1. Robert and Lorena McElderry, RR, West Branch - Requesting a variance to permit the location of a second mobile home to be used as a work shop on their property located in Lot A, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 5, T-80N, R-4W, in Gower Township, consisting of 2.00 acres more or less.
2. Miracles Can Happen Boys Ranch, Inc., Wilton - Requesting permission to commence with construction of a single family dwelling prior to rezoning the property from "Aa" Agricultural to "Rc" Multiple Residential to be used as a Boys Ranch located in the E $\frac{1}{2}$, E $\frac{1}{2}$, NE $\frac{1}{4}$ and the NE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15 and the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 14, T-79N, R-2W, in Sugar Creek Township, consisting of 49.983 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 29, 1994

Bill Lenker
2053 280th Street
Wilton, Iowa 52778

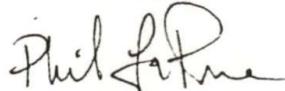
Dear Mr. Lenker:

I wish to thank you for your willingness to serve on the Cedar County Board of Adjustment. Enclosed please find copies of the Zoning Ordinance and a copy of the By-Laws for the Board of Adjustment.

Please note Article XXI, pages 56-59, Article XIX, pages 51-54 and all amendments to the Ordinance beginning on page 75. The only changes to the By-Laws are that the Board does not usually meet on a monthly basis and meetings are not always scheduled for the fourth Monday of each month. Generally, meetings have been held on a Wednesday with at least seven days written notification of the Public Hearing and publication in a published periodical.

If you have any questions about the Zoning Ordinance or questions about the Board of Adjustment, please feel free to contact me at your convenience. Again, I wish to thank you for your willingness to serve on the Board of Adjustment.

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

Encls.



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

June 23, 1994

Bill Lenker
2053 - 280th ST
Wilton, IA 52778

Dear Mr. Lenker:

Please be advised that by motion of this Board, June 16, 1994, you were named to replace Tom Lilienthal, on the Cedar County Zoning Board of Adjustment. Your term will expire December 31, 1998. Your willingness to serve on this Board is greatly appreciated. We will advise Phil La Rue, Zoning 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,

Edward Compton, Chairman
Cedar County Board of Supervisors

EC:bp

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

April 22, 1994

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Wednesday, May 4, 1994, at 10:00 a.m., in the Blue Room in the Basement of the Courthouse, Tipton, Iowa.

At this time the Board will review the following petition:

1. Gary Anderson, 1471 270th Street, Tipton, Iowa - Requesting a Special Use Permit for the purpose of operating a yard waste composting business on property located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 28, T-80N, R-2W, in Center East Township. Previously, this composting business was located in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 33, T-80N, R-2W, in Center East Township.

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

April 4, 1994

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Wednesday, April 13, 1994, at 10:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

At this time the Board will review the following petition:

1. Joseph Schroeder, RR, Oxford Junction (Owner) - Requesting a variance of the rear yard set back requirements in an "Aa" Agricultural District. The purpose of this request is to allow construction of a 60x30x20 foot storage building on his property located in Lot A, in the SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 9, T-82N, R-1W, in Massillon Township, consisting of 3.00 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 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

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES
April 13, 1994 - 10:00 a.m.

The Cedar County Board of Adjustment conducted a Public Hearing on April 13, 1994, at 10:00 a.m. in the Basement Meeting Room of the Courthouse, Tipton, Iowa. Present were Board members Penningroth, Johnson, Quinn, Zoning Administrator La Rue and Secretary Pruess. Members absent were Lilienthal and Beyer.

Minutes from the last meeting held on October 7, 1993, were read and approved.

The Board then took up the petition filed by Joseph Schroeder, RR, Oxford Junction, requesting a variance of the rear yard set back requirements in an "Aa" Agricultural District. The purpose of his request was to allow construction of a 60x30x20 foot storage building on his property located in Lot A, in the SE 1,4, NE 1/4, Section 9, T-82N, R-1W, in Massillon Township, consisting of 3.00 acres more or less.

Mr. Schroeder was present and requested that a variance of the 50' rear yard setback requirement in an "Ag" district be granted to 15'. He presented a diagram and specs of the proposed building he plans to construct on his property to the Board members. After a brief discussion, Quinn made a motion to approve Mr. Schroeder's request for the variance from the 50 foot rear yard setback to 15 feet.

With no further business to be discussed at this time, the meeting was adjourned.

Sharon Pruess
Secretary

Leona Johnson
Chairman

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

January 18, 1994

Thomas Lilienthal
RFD
Wilton, Iowa 52778

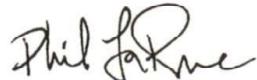
Dear Mr. Lilienthal:

I wish to thank you for your willingness to serve on the Cedar County Board of Adjustment. Enclosed please find copies of the Zoning Ordinance and a copy of the By-Laws for the Board of Adjustment.

Please note Article XXI, pages 56-59, Article XIX, pages 51-54 and all amendments to the Ordinance beginning on page 75. The only changes to the By-Laws are that the Board does not usually meet on a monthly basis and meetings are not always scheduled for the fourth Monday of each month. Generally, meetings have been held on a Wednesday with at least seven days written notification of a Public Hearing and publication in a published periodical.

If you have any questions about the Zoning Ordinance or questions about the Board of Adjustment, please feel free to contact me at your convenience. Again, I wish to thank you for your willingness to serve on the Board of Adjustment.

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

Encls.

See SUP #5394 Great Lakes
Chem Corp
C O P Y SUP. Rescinded
5-2009
1/22/85

The Quaker Oats facilities located at Lowden were sold to QO Chemicals, Inc. in April 1984. The business address of QO Chemicals is P.O. Box 8596, Cedar Rapids, IA 52408 Phone number 319-396-4894.

We request transfer of the Special Use Permit from Quaker to QO Chemical. Thank you.

Allen E. Meiner
Area Raw Materials Buyer

In reviewing the file for said permit, this office has not received a complaint. Therefore the permittee variance or stated in the minutes of March 10th 1982 shall be granted. If a complaint would be lodged regarding this property the permit may be reviewed at that time.

Rick Dowd
1-21-85

Allen E. Meiner
Area Raw Materials Buyer

QO Chemicals, Inc.
P.O. Box 8596
Cedar Rapids, IA 52408
319/396-4894

