

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

December 5, 1994

LEGAL NOTICE

The Cedar County Planning & Zoning Commission will be conducting a Public Hearing on Tuesday, December 13, 1994, at 6:30 p.m., in the Large Meeting Room in the Basement of the Courthouse, Tipton, Iowa.

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

1. Conservative Publishing Company, Tipton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed seven (7) lot subdivision located in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 5, T-80N, R-2W, in Center East Township, consisting of 36.52 acres more or less.
2. Conservative Publishing Company, Tipton (Owner) - Requesting approval of a Preliminary Plat of Survey for a seven (7) lot subdivision located in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 5, T-80N, R-2W, in Center East Township, consisting of 36.52 acres more or less.
3. Mike Goetz, Tipton (Owner) - Requesting approval of a Final Plat of Survey for a one (1) lot subdivision located in Lot 1, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 13, T-80N, R-3W, in Center West Township, consisting of 15.85 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 CO. PLANNING AND ZONING COMMISSION MINUTES - December 13, 1994

The Cedar County Planning and Zoning Commission held a public hearing on December 13, 1994, in the Courthouse, Tipton, Iowa at 6:30 p.m. Present: Members Schuett, Glick, Moeller, Pruess, Bowie, Zoning Administrator La Rue and Jim Gonyier, E.C.I.A.

The meeting was called to order by Chairman Moeller. Minutes of the last meeting held on November 15, 1994, were read and approved. The members were informed by La Rue that the Board of Supervisors approved Mr. Goetz's Preliminary Plat but Jamie Fulton's petition was denied unanimously. He stated that Mr. Fulton has been notified in writing by certified mail that he is to remove the motor vehicles which are not operational, do not meet requirements of a currently registered vehicle and vehicles not owned by him. He was given two weeks notice.

The first petition to be heard was filed by Mike Goetz who was requesting approval of his Final Plat for a one lot subdivision on property located in Lot 1, in the NW 1/4, SW 1/4, Section 13, T-80N, R-3W, in Center West Township, consisting of 15.85 acres more or less. No written or verbal objections were on file. After discussion Schuett made a motion, with Pruess seconding, that the petition be approved and forwarded to the Board of Supervisors. Chairman Moeller abstained from voting.

The next petition presented was filed by the Conservative Publishing Company requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed seven lot subdivision located in the NW 1/4, NE 1/4, Section 5, T-80N, R-2W, in Center East Township, consisting of 36.52 acres more or less. No written or verbal

objections were on file. Stuart Werling, the petitioner's attorney, presented his client's petition. La Rue informed the members of the County Engineer's concern regarding the location of boundary lines. Stuart Werling stated that a boundary survey was not needed at the time the Preliminary Plat is presented but all changes will be shown on the Final Plat. Jim Bowie commented on an error in the fence agreement with the Cedar County Cooperative, stating that there are propane tanks on the property. The tanks are anhydrous ammonia rather than propane. Bob Young, Cedar County Cooperative, explained the nature of their business at their rural site. La Rue explained that the Iowa Fertilizer Laws require at least 300 feet of separation between the perimeter of the tank farm and residential buildings. No building permits will be issued for any structures to be located within 300 feet of the tank farm.

Keith Bell, adjoining property owner, expressed his concern about the construction of residences near hog and cattle farming operations. Pruess expressed his concern regarding the location of residential development near a tank farm.

After further discussion, Glick made a motion to approve the rezoning from "Aa" to "Rs". Schuett seconded the motion. Pruess voted nay with Bowie and Moeller abstaining. Motion carried.

The Board next briefly discussed the Preliminary Plat approval request for the Conservative Publishing Company. Bowie made a motion to grant the subdivision request. Glick seconded the motion. Pruess voted nay. Motion carried.

With no further business to be discussed at this time, the meeting was adjourned. The members then continued working on rewriting the Cedar County Zoning Ordinance.

Chairman

Secretary Pro-tem

P.D. Fortune

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

December 5, 1994

**CEDAR COUNTY PLANNING AND ZONING COMMISSION
ZONING ORDINANCE WORK SESSION AGENDA**

Tuesday, December 13, 1994 - 7:00 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the November 15, 1994, meeting.
- II. Review of Article V (Chapter 5), General Regulations And Provisions, Paragraph 8
- III. Review of Article XXII (Chapter 22), Page 59, Zoning Permits.
- IV. Review of Article VI (Chapter 6), Page 21 & Amendment from 11/19/81 on Page 75 of Amendments
- V. Discussion and Conclusion.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

November 7, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Tuesday, November 15, 1994, at 6:30 p.m., in the Large Meeting Room in the Basement of the Courthouse, Tipton, Iowa.

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

1. Mike Goetz, Tipton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on property located in Lot 1, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 13, T-80N, R-3W, in Center West Township, consisting of 1.40 acres more or less.
2. Mike Goetz, Tipton (Owner) - Requesting approval of a Preliminary Plat of survey for a one (1) lot subdivision located in Lot 1, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 13, T-80N, R-3W, in Center West Township, consisting of 15.85 acres more or less.
3. Jamie Fulton, RFD, Tipton (Contract Buyer) - Requesting a change in zoning from "Aa" Agricultural to "Mb" Heavy Industrial for the purpose of operating an automotive fabrication and repair shop on a portion of Parcel C located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 6, T-79N, R-2W, in Rochester Township, consisting of 1.88 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

November 7, 1994

**CEDAR COUNTY PLANNING AND ZONING COMMISSION
ZONING ORDINANCE WORK SESSION AGENDA**

Tuesday, November 15, 1994 - 7:00 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the October 19, 1994, meeting.
- II. Review of Article IV (Chapter 4), Districts and Boundaries.
- III. Review of Article V (Chapter 5), General Regulations and Provisions.
- IV. Review of Article XXII (Chapter 22), page 59, Zoning Permits.
- V. Discussion and Conclusion.

November 15, 1994

The Cedar County Planning and Zoning Commission held a public hearing November 15, 1994 in the Courthouse, Tipton, Iowa at 6:30 p.m. Present: Bowie, Glick, Millett, Moeller, Penningroth Pruess, Schuett, Zoning Administrator La Rue and Management Advisor Jim Gonyier.

Meeting called to order by Chairman Moeller. Minutes of last meeting read and approved.

1. Mike Goetz, Tipton was present requesting change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in Lot 1, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 13, T-80N, R-3W in Center West Township consisting of 1.40 acres more or less. No written or verbal objections were made. A statement from Wendling Quarries was read stating that blasting occurs $\frac{1}{4}$ mile away and traffic is heavy at times as heavy equipment is used. After discussion Pruess moved and Glick seconded approval. Ayes 5

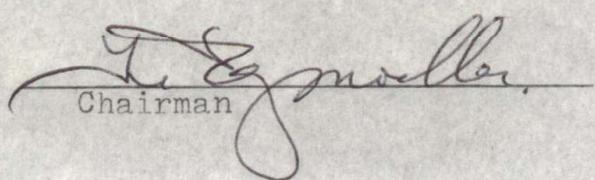
2. Mike Goetz requested approval of Preliminary Plat of survey for one lot subdivision on same location as Item 1. After discussion Penningroth moved, Schuett seconded approval. Ayes 5.

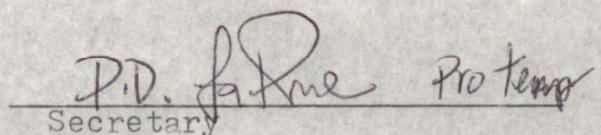
3. Jamie Fulton, Tipton, was present requesting a change in zoning from Aa to Mb for the purpose of operating an automotive fabrication and repair shop on a portion of Parcel C located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 6, T-79N, R-2W, in Rochester Township, consisting of 1.88 acres more or less. Letters of

objection were read from: Robert and Betty Thumma, Helen Pentecost, Keith and Marsha Schulty, Sue Denny, Ruby Streets, Larry Streets, Nancy and Steve Scorpil, Dale and Frances Thumma, LuAnn Sorganfrey, Marilyn Kotz, Norman Kotz, Murry Sorgenfrey, Daniel and Janet Stephens, Bruce Zaruba, Marilyn and Herbert Bain, Lloyd Buhman. Verbal objections were given by Murray Sorganfrey, Norm Kotz, Marsha Schulty, Larry Streets, Keith Schulty, Harry Denny, and Dane Stephens. Statements of support were given by Susan Hendrickson and Ed Keen.

After much discussion by the board and persons present Bowie moved that petition be denied on the basis that the petition does not have the signature of the current title holder. Pruess seconded. Ayes 6.

Meeting adjourned at 7:30 p.m. Members continued working on rewriting Cedar County Zoning Ordinance until 9:00 p.m.


T. E. Moller
Chairman


P.D. Farne Pro temp
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

October 10, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, October 19, 1994, at 6:30 p.m., in the Large Meeting Room in the basement of the Courthouse, Tipton, Iowa.

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

1. 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 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

October 10, 1994

**CEDAR COUNTY PLANNING AND ZONING COMMISSION
ZONING ORDINANCE WORK SESSION AGENDA**

Wednesday, October 19, 1994 - 7:00 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the September 21, 1994, meeting.
- II. Review of Article IV (Chapter 4), Districts and Boundaries.
- III. Review of Article V (Chapter 5), General Regulations and Provisions.
- IV. Review of Article XXII (Chapter 22), page 59, Zoning Permits.
- V. Discussion and Conclusion.

October 19, 1994

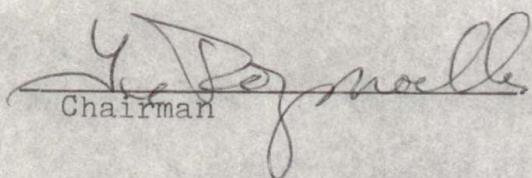
The Cedar County Planning and Zoning commission conducted a Public Hearing on October 19, 1994 at 6:30 p.m. at the Courthouse, Tipton Iowa. Present: Jim Bowie, Helen Millett, LeRoy Moeller, Jan Penningroth, Dennis Preuss, Zoning Administrator Phil La Rue, and Management Advisor, Jim Gonyier. absent: Larry Glick and Dave Schuett.

Minutes of last meeting held September 21 1994 had been mailed. Pruess, moved, Penningroth seconded approval. Ayes 4

Great Lakes Chemical Corporation, Omaha NE requested 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. David Jefferson was present representing Great Lakes Chemical Corporation (formerly Byers and Happel, then Q Chemicals). He answered questions and explained the operation stating that no more than 2000 tons would be accumulated at any one time.

No written or verbal objections were on file. After discussion Pruess moved, Penningroth seconded approval and the matter be forwarded to the Board of Adjustment. Ayes 4

Meeting adjourned at 6:50 p.m. and members continued discussion on rewriting the Cedar County Zoning Ordinance.


LeRoy Moeller
Chairman

Helen Millett
Secretary

The Cedar County Planning and Zoning Commission conducted a Public Hearing on September 21, 1994, at 6:30 p.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa. Present: Larry Glick, Jan Penningroth, Dennis Pruess, LeRoy Moeller and Zoning Administrator Phil La Rue. Absent: Jim Bowie, Helen Millett and Dave Schuett.

Chairman Moeller called the meeting to order. Minutes of the last meeting held on August 17, 1994, were approved as written and previously mailed to the members.

The Board then took up the petition filed by Kenneth and Brenda Hollinger. The Hollinger's request was to rezone approximately 1.41 acres from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling. The property is located in the NW 1/4, NW 1/4, Section 20, T-82N, R-4W, in Pioneer Township.

Discussion was held regarding the soil map of the property. La Rue informed the Board that he did not think the slope of the property was severe enough to prevent the installation of a conventional septic system. Chairman Moeller questioned the pipeline easement held on the property. Hollinger's were present and informed the Board that the easement from the petroleum pipeline company had been reduced to 50 feet on each side of the road. Mr. Hollinger also stated that the company had no plan to expand and the easement states that no one can build on the easement property nor can a hard surface driveway be constructed. There were no written or verbal objections on file.

After a brief discussion, Penningroth moved, Glick seconded, that the Board of Supervisors be petitioned to approve the Hollinger's request for rezoning from "Aa" to "Rs". Ayes all.

Meeting was adjourned and the members continued discussion on rewriting the Zoning Ordinance.



Chairman



Secretary Pro-tem

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

September 12, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, September 21, 1994, at 6:30 p.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa.

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

1. Kenneth and Brenda Hollinger, Cedar Rapids (Contract Buyers) Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on property located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T-82N, R-4W, in Pioneer Township, consisting of 1.41 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

September 12, 1994

**CEDAR COUNTY PLANNING AND ZONING COMMISSION
ZONING ORDINANCE WORK SESSION AGENDA**

Wednesday, September 21, 1994 - 7:00 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the August 17, 1994, meeting.**
- II. Review of Article IV (Chapter 4), Districts and Boundaries.**
- III. Review of Article V (Chapter 5), General Regulations and Provisions.**
- IV. Review of Article XXII (Chapter 22), page 59, Zoning Permits.**
- V. Discussion and Conclusion.**

On September 8, 1994, the Cedar County Board of Supervisors adopted an amendment to the Revised Cedar County Zoning Ordinance, Ordinance #10, an ordinance prescribing zoning requirements in Cedar County, Iowa, and that upon publication, same shall be in effect.

Article III, Definitions

Add: Public Hunting Area - An area designated by County, State or Federal Governmental Agency, upon which hunting, trapping or fishing is permitted.

Article V, General Regulations and Provisions Section 7 - Location of Buildings

Add: Paragraph (c) Under no condition shall a residential dwelling, building or structure be erected or moved within two hundred (200) yards of a designated Public Hunting Area.

August 17, 1994

The Cedar County Planning and Zoning Commission conducted a Public Hearing on August 17, 1994, at 6:30 p.m., in the Courthouse, Tipton, IA. Present: Larry Glick, Helen Millett, LeRoy Moeller, Dave Schuett, Dennis Pruess, Jan Penningroth and Zoning Administrator Phil La Rue. Absent: Jim Bowie.

Penningroth called the meeting to order and La Rue read the legal notice. Glick moved, Schuett seconded, reading of the minutes be postponed until after the petitions had been acted upon. Ayes 4.

1. Hank Miguel, Tipton, was present requesting a Special Use Permit to hold a music festival on September 17, 1994, on his property 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. Miguel handed letters to commission members explaining his plans for managing the festival, parking, security and other. Letters of objection were read from Ev and Bob Wethington, and Flossie Miller, adjoining property owners. A letter from the Cedar County Sheriff approved the festival if there was no parking on the road. Bob Wethington then gave his objections verbally and Rusty Schroeder was present to object. A letter from Marty and Ann Mente stated no objection. Discussion followed. Schuett moved, Millett seconded, approval and forward the request to the Board of Adjustment. Ayes 5.

2. Glen Waters, representing Waters Family Limited, was present requesting approval of a Final Plat for a one lot subdivision located in the SW 1/4, SE 1/4 and the NW 1/4, SE 1/4, Section 15, T-80N, R-4W,

in Gower Township, consisting of 11.80 acres more or less. No written or verbal objectors were present. Bryan L. Brook and Bertha L. Brook are the contract buyers. Lyle Waters explained the topography map and both Waters answered questions. After discussion, Millett moved, Pruess seconded approval and referral to Board of Supervisors. Ayes 5.

Jeff and Gary Helmold, RR, Moscow and Tipton, were present requesting a change in zoning from "Ch" to "Ma" for the purpose of manufacturing electronic components on their property located in the SE 1/4, SE 1/4, Section 18, and the SW 1/4, SE 1/4, Section 17, T-79N, R-2W, in Rochester Township, consisting of 4.607 acres more or less. Helmold's plan to sell the property to UP Electronics for the purposes described previously. No written or verbal objections were offered. Present to explain the proposed operation were: Joanie Axel, Paul and Dennis Hanser and Lois Hanser. Ed Bomberger was present representing Eastern Iowa Light Co. and favoring the plan. Herb Townsend, adjoining property owner spoke in favor. The Zoning Office had received letters of support from: Iowa Eastern Iowa Light & Power, Wilton Development Corp., WDC had sent letter to Iowa Department of Economic Development stating that they will provide a loan to UP Electronics. Zoning Office had also received a letter from Iowa DNR regarding septic tank siting consideration. After discussion, Penningroth moved, Glick seconded, approval and referral to Board of Supervisors. Ayes 5.

Minutes of July meeting were read and approved (Pruess, Schuett). Meeting adjourned at 8:15 p.m. Commission continued work on revision of the Cedar County Zoning Ordinance.

Chairman

Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

August 8, 1994

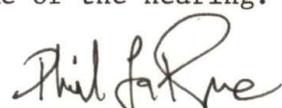
LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, August 17, 1994, at 6:30 p.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa.

At this time the Commission will review the following petitions:

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.
2. Waters Family Limited, RR, West Branch (Owners) - Requesting approval of a Final Plat for a one (1) lot subdivision located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, and the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T-80N, R-4W, in Gower Township, consisting of 11.80 acres more or less.
3. Jeff and Gary Helmold, RR, Moscow & Tipton (Contract Buyers) - Requesting a change in zoning from "Ch" Highway Commercial to "Ma" Light Industrial for the purpose of manufacturing electronic components on their property located in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 18, and the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 17, T-79N, R-2W, in Rochester Township, consisting of 4.607 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

August 9, 1994

**CEDAR COUNTY PLANNING AND ZONING COMMISSION
ZONING ORDINANCE WORK SESSION AGENDA**

Wednesday, August 17, 1994 - 7:00 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the June 15, 1994, meeting.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #80, page 12 through #110, page 15.
- III. Begin review of Article IV, Districts and Boundaries, page 15.
- IV. Discussion and conclusion

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 11, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, July 20, 1994, at 6:30 p.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa.

At this time the Commission will review the following proposed amendment to the Cedar County Zoning Ordinance:

1. Article III, Definitions

Add: Public Hunting Area - An area designated by County, State or Federal Governmental Agency, upon which hunting, trapping and fishing is permitted.

2. Article V, General Regulations and Provisions

Section 7 - Location of Buildings

Add: Paragraph (c) Under no condition shall a residential dwelling, building or structure be erected or moved within two hundred (200) yards of a designated Public Hunting Area.



Phil La Rue
Zoning Administrator

PL:sp

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

PROPOSED ZONING ORDINANCE AMENDMENT

Article III, Definitions

Add: Public Hunting Area - An area designated by County, State or Federal Governmental Agency, upon which hunting, trapping and fishing is permitted.

Article V, General Regulations and Provisions
Section 7 - Location of Buildings

Add: Paragraph (c) Under no condition shall a residential dwelling, building or structure be erected or moved within two hundred (200) yards of a designated Public Hunting Area.

July 20, 1994

The Cedar County Planning and Zoning Commission conducted a Public Hearing July 20, 1994 at 6:30 p.m. at the Courthouse, Tipton, IA. Present: Jim Bowie, Helen Millett, LeRoy Moeller, Dennis Pruess, Dave Schuett, Zoning Administrator, Phil LaRue, and Management Advisor Jim Gonyier. Absent: Jan Penningroth and Larry Glick.

Meeting called to order by Chairman Moeller. Minutes of the June meeting had been mailed to Commission members. Pruess moved, Bowie seconded minutes be approved.

The Commission reviewed the proposed amendments to the Cedar County Zoning Ordinance:

1. Article III, Definitions

Add: Public Hunting Area - An area designated by County, State or Federal Governmental Agency, upon which hunting, trapping and fishing is permitted.

2. Article V, General Regulations and Provision

Section 7 - Location of Buildings

Add: Paragraph (c) Under no condition shall a residential dwelling, building or structure be erected or moved within two hundred yards of a designated Public Hunting Area.

No written or verbal objections were offered. After discussion Bowie moved, Pruess seconded amendments be approved as written. Ayes 4

Hank Miguel, Tipton requested 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. A letter of objection was read from Flossie Miller. A letter from the Sheriff's Department stated the festival would be all right but there was to be no parking on the road. Bob Wethington was present and affirmed the Sheriff's statement that there should be no parking on the road. Miguel was not present. Bowie moved, Millett seconded that it is not our policy to approved any request if the person requesting is not present - therefore we cannot act. Ayes 5

Glen Waters, on behalf of Waters Family Limited, West Branch was present requesting a change in zoning from Aa to Rs for the

purpose of constructing a single family dwelling on their property located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T-80N, R-4W in Gower Twp. consisting of 1 acre more or less. After discussion Bowie moved, Pruess seconded approval. Ayes 4

Waters Family Limited then requested approval of a Preliminary Plat for a one lot subdivision consisting of 11.80 acres more or less. Pruess moved, Millett seconded approval. Ayes 4

Jim Fry, representing Miracles Can Happen Boys Ranch Inc. was present requesting a change in zoning from Aa to Rc (Multiple Residential) for the purpose of operating a Boys Ranch on their property 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 Twp. consisting of 49.983 acres more or less.

LaRue read letters that had been received in his office regarding this petition. Letters of approval were read from: Jan Kloss, Ron Hartman, Ina May Lester, Mark W. Peterson, Mike and Rose Stone, Loren Windus, John Fogel, Jason Ripple, Frank Townsend. Letters of objection were read from: Elnora Showalter Mr. Mrs. Tim DeVore, Charles Whetstone, Tom W. Whetstone, Vince and Phyllis Knoche, Rick Hanson, Jean Whetstone, Violet Proctor, and Cedar County Sheriff's Department. Letter of support was read from Robert Cox, Chief of Police, Wilton.

Jim Fry gave information on his involvement with troubled youth, how the boys came to his home and his plans for expanding the facility to 20-25 boys and 4 additional staff couples. He explained the facility was run by a board of directors from various religious denominations. Linda Messer, attorney for the corporation gave definition of family according to Iowa Code and explained school taxation as boys living there attend public school.

Don Holladay, adjoining land owner questioned how much land would be used for farming.

Billy Campion, Supervisor, requested each person speaking give their county of residence.

Mike Motto, attorney for 19 people opposing the rezoning request spoke regarding the rezoning ^{not} being in accordance with the overall comprehensive plan for Cedar County

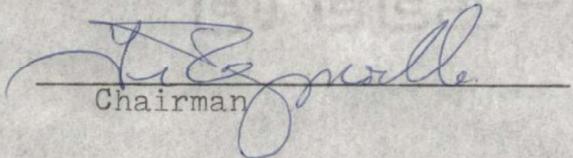
LaRue spoke regarding soil inventory and possible problems with septic system. he stated he would work closely with Fry if rezoning takes place.

Others speaking for and against the rezoning from both Cedar and Muscatine Counties were: Mary Moore, Harry Shirk, Charles Whetstone, Ed Compton, Supervisor, Michael Ramsey, Chester Sherwood, John Hinkhouse, Marilyn Traver, Jim Noble, Stella Ridenour,

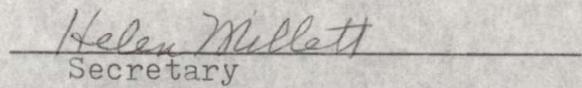
Phyllis Knoche, Tom Whetstone, Dick Jones, Judy Hartig, Supervisor, Delores Stover, Steve Shirk, At one point all supporters were asked to stand - then all objectors asked to stand. Hartig requested all persons from Cedar County stand. Attorneys Messer and Motto made more remarks.

More discussion took place before Moeller called for a motion. Millett moved approval of the rezoning request. After some discussion Bowie seconded. Ayes 3 Nays 2.

The vote occurred at 9:30 p.m. after which Commission members continued work on rewriting the Zoning Ordinance



Chairman



Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 15, 1994

TO: Cedar County Planning & Zoning Commission Members

Enclosed please find a copy of the Legal Notice to amend the Zoning Ordinance which was not included in your last letter.

I have also enclosed a copy of the minutes from the last meeting for your review. A motion will be made to accept the minutes, as previously mailed, at the meeting on July 20th in order to save time.

A copy of the minutes from the Board of Adjustment meeting held on July 13, 1994, is also enclosed for your review prior to the meeting.

The meeting has been moved to the Basement Meeting Room since there is opposition to the petition filed by the Miracles Can Happen Boy's Ranch.

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

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

Encls.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 11, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, July 20, 1994, at 6:30 p.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa.

At this time the Commission will review the following proposed amendment to the Cedar County Zoning Ordinance:

1. Article III, Definitions

Add: Public Hunting Area - An area designated by County, State or Federal Governmental Agency, upon which hunting, trapping and fishing is permitted.

2. Article V, General Regulations and Provisions

Section 7 - Location of Buildings

Add: Paragraph (c) Under no condition shall a residential dwelling, building or structure be erected or moved within two hundred (200) yards of a designated Public Hunting Area.



Phil La Rue
Zoning Administrator

PL:sp

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 11, 1994

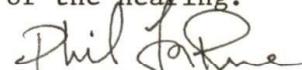
LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, July 20, 1994, at 6:30 p.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa.

At this time the Commission will review the following petitions:

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.
2. Waters Family Limited, 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 on their property located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T-80N, R-4W, in Gower Township, consisting of 1.00 acres more or less.
3. Waters Family Limited, RR, West Branch (Owners) - Requesting approval of a Preliminary Plat for a one (1) lot subdivision located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$ and the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T-80N, R-4W, in Gower Township, consisting of 11.80 acres more or less.
4. Miracles Can Happen Boys Ranch, Inc., Wilton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rc" Multiple Residential for the purpose of operating a Boys Ranch on their property 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

Copies sent to the following:

1. Hank Miguel - 0689 185th Street, Tipton, Iowa 52772 - Certified
2. Robert & Evelyn Wethington - 644 185th Street, Tipton, Iowa 52772
3. George Heick Et Ali - Lot 31, Country Estates, Tipton, Iowa 52772
4. Flossie Miller - 836 Garfield, Mechanicsville, Iowa 52306
5. Rob-Lyn Jentemry, Inc. - 644 185th Street, Tipton, Iowa 52772
6. Wallace & Emogene Ford - RFD #1, Box 11, Lowden, Iowa 52255
7. Marty & Ann Mente - RFD #3, 0709 185th Street, Tipton, Iowa 52772

8. Waters Family Ltd. - 143 Buckeye Road, West Branch, Iowa 52358 - Certified
9. Hillendale Trust - % Ralph Zousel, 1479 Echo Avenue, West Branch, Iowa 52358
10. Gary Stout - 1151 250th Street, West Branch, Iowa 52358
11. Gerald & Blanche Stout - 415 E. 4th Street, Tipton, Iowa 52772
12. Scherie Kowalczyk - 515 W. Penn, Box 220, North Liberty, Iowa 52317

13. Miracles Can Happen Boy's Ranch - % Jim Fry, 1617 300th Street, Wilton 52778 - Certified
14. Charles & Caroline Frymoyer - 1232 300th Street, Wilton, Iowa 52778
15. Leona Wilkins - 1407 Washington Avenue, Bennett, Iowa 52721
16. Jerilynn Schenkel - RFD #2, Box 172, Wilton, Iowa 52778
17. Jean Ann Whetstone - 3371 Locust St., Box 176, Casey, Iowa 50048
18. Tom Whetstone - 1607 300th Street, Wilton, Iowa 52778
19. Floyd and Judith Goddard - 1689 310th Street, Wilton, Iowa 52778
20. Linda Messer - Attorney at Law, 605 Third St., P.O. Box 818, Durant, IA 52747

Jim Gonyier - ECIA
Tipton Conservative

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 12, 1994

**CEDAR COUNTY PLANNING AND ZONING COMMISSION
ZONING ORDINANCE WORK SESSION AGENDA**

Wednesday, July 20, 1994 - 7:30 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the June 15, 1994, meeting.**
- II. Continuation of review of the Definitions in the Zoning Ordinance from #80, page 12 through #110, page 15.**
- III. Begin review of Article IV, Districts and Boundaries, page 15.**
- IV. Discussion and conclusion**

June 15, 1994

The Cedar County Planning and Zoning Commission conducted a Public Hearing June 15, 1994 at 6:30 p.m. at the Courthouse Tipton, Iowa. Present: George Bowie, Larry Glick, Helen Millett LeRoy Moeller, Jan Penningroth, Dennis Pruess. Absent: Dave Schuett. Also present: Zoning Administrator Phil LaRue, Management advisor, Jim Gonyier.

Minutes of May meeting read and corrected. The petition filed by John and Sherry Fitzgerald in April has been withdrawn. Pruess moved, Penningroth seconded minutes be corrected. Glick moved, Pruess seconded minutes be approved as amended.

1. Steven Suchomel, represented by Bob Suchomel, sought a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 32, T-81N, R-4W, in Cass Township consisting of 1.65 acres more or less. No written or verbal objections were received. Suchomel is purchasing 10 acres of which 1.65 acres only will be rezoned. At this time a modular home will be placed on the property with a conventional home to be built in the future. After discussion Penningroth moved, Pruess seconded that Board of Supervisors be petitioned to approve such rezoning. Ayes 4.

2. Jerry Sloan, Wilton requested approval of Final Plat for a 3 lot subdivision located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, T-79N, R-2W, In Sugar Creek Township, consisting of 4.893 acres, more or less. A letter from Cedar County Engineer, Mark Nahra stated the plat appeared to be accurate and correct. Nahra stated the site had not been reviewed for access by the Secondary Road

Department and a Driveway Permit Request would need to be initiated by the owner. After discussion Millett moved, Glick seconded request be forwarded to Supervisors. Ayes 4

Bowie entered the meeting.

3. Richard and Nancy Wright, West Liberty, requested approval of Final Plat for a 4 lot subdivision located in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 6, T-79N, R-3W, in Iowa Township consisting of 10.01 acres more or less. Discussion followed on the well agreement as well as lengthy discussion on the road agreement. Penningroth moved, Bowie seconded that request be forwarded to Supervisors with the last sentence of Article 1 of the Road Agreement to be deleted. Ayes 5. The sentence is as follows:

Each present and future owner acknowledges that if the road should ever become a part of the road system of Cedar County, Iowa by mutual agreement of the County and the then owners of lots within the subdivision, the then owners of the lots will be required to upgrade the road right-of-way and surfacing to standards then enforced pursuant to the ordinances of Cedar County.

Millett left the meeting

Two amendments were then added to the Cedar County Zoning Ordinance. Article II, Definitions

Add: Public Hunting Area - An area designated by County, State or Federal Governmental Agency, upon which hunting, trapping and fishing is permitted.

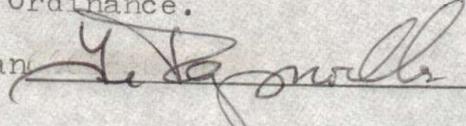
Article V, General Regulations and Provisions
Section 7 - Locations of Buildings

Add: Paragraph (c) Under no condition shall a residential dwelling, building or structure be erected or moved within 200 yards of a designated Public Hunting Area.

Bowie moved, Glick Seconded approval. Ayes 4.

After adjournment members continues work on rewriting Zoning Ordinance.

Chairman



Secretary Helen Millett

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

June 3, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, June 15, 1994, at 6:30 p.m., in the Blue Room of the Courthouse, Tipton, Iowa.

At this time the Commission will review the following petitions:

1. Steven Suchomel, West Branch (Contract Buyer) - 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 SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 32, T-81N, R-4W, in Cass Township, consisting of 1.65 acres more or less.
2. Jerry and Rita Sloan, RR, Wilton (Owners) - Requesting approval of a Final Plat for a three (3) lot subdivision located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, T-79N, R-2W, in Sugar Creek Township, consisting of 4.893 acres more or less.
3. Richard and Nancy Wright, RR, West Liberty (Owners) - Requesting approval of a Final Plat for a four (4) lot subdivision located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 6, T-79N, R-3W, in Iowa Township, consisting of 10.01 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

CEDAR COUNTY PLANNING AND ZONING COMMISSION

ZONING ORDINANCE WORK SESSION AGENDA

Wednesday, June 15, 1994 - 7:00 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the May 18, 1994, meeting.**
- II. Continuation of review of the Definitions in the Zoning Ordinance from #64, page 9, through #110, page 15.**
- III. Discussion and conclusion**

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

June 7, 1994

Dear Planning and Zoning Commission Members:

As per our discussion regarding public hunting areas and residential development adjacent to them, enclosed please find a copy of the proposed amendment to the Zoning Ordinance.

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

Sincerely,



Phil La Rue
Zoning Administrator

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

PROPOSED ZONING ORDINANCE AMENDMENT

Article III, Definitions

Add: Public Hunting Area - An area designated by County, State or Federal Governmental Agency, upon which hunting, trapping and fishing is permitted.

Article V, General Regulations and Provisions
Section 7 - Location of Buildings

Add: Paragraph (c) Under no condition shall a residential building, building or structure be erected or moved within two hundred (200) yards of a designated Public Hunting Area.

CEDAR COUNTY PLANNING AND ZONING COMMISSION MINUTES
May 18, 1994 - 7:00 p.m.

The Cedar County Planning and Zoning Commission conducted a Public Hearing on May 18, 1994, at 7:00 p.m., in the Blue Meeting Room of the Cedar County Courthouse. Present were Commission members LeRoy Moeller, Dennis Pruess, Jan Penningroth, Larry Glick and Dave Schuett. Member absent was Helen Millett. Also present were Zoning Administrator, Phil La Rue, Sharon Pruess and Management Advisor, Jim Gonyier.

Minutes from the Public Hearing held on April 20, 1994, were read with the following corrections to be made:

1. Addition to be added at the end of Petition #3: After much discussion regarding written and verbal objections pertaining to this petition, the Commission members recommended Mr. Anderson's request to the Cedar County Board of Adjustment.
2. Deletion to be made in Petition #4: Delete one of the words "had" in the sentence "Cummings stated he had had words of support."
3. Deletion to be made in Petition #7: Delete Final Plat in the first sentence. (Petition requested was for approval of Preliminary Plat only.)

A motion was made by Glick and seconded by Bowie to approve the minutes with the amendments.

The first petition to be heard was filed by John and Marcia Wombacher, RR, West Branch. The Wombacher's were present requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing a single family dwelling on their property located in Lot 2, NW 1/4, SW 1/4, Section 32, T-80N, R-4W, in Gower Township, consisting of 1.84 acres more or less. The property is part of Wombacher's First Subdivision which was approved in 1992. Administrator La Rue expressed concern about the seasonally high water table in the Colo-Ely Complex soil and suggested that they stay away from building in that area. The Wombacher's stated that the access would be at the southwest corner of Lot 2. No written or verbal objections were received. After a brief discussion, a motion was made by Penningroth, seconded by Bowie, to approve rezoning requested.

The Commission members next discussed the petition for rezoning filed by Richard and Nancy Wright, RR, West Liberty. The Wright's were requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing single family dwellings on Lots 2, 3 and 4 of a proposed 4 lot subdivision located in the SW 1/4, SW 1/4, Section 6, T-79N, R-3W, in Iowa Township, consisting of 3.52 acres more or less. No written or verbal objections were on file other than a letter from the Cedar County Engineer regarding his reservations pertaining to private roads

in subdivisions. County Engineer, Mark Nahra, pointed out in a letter that the road easement presented is only 40 foot wide rather than the 80 foot minimum and the diameter of the cul-de-sac is only a 50 foot radius easement instead of the required 60 foot radius easement. Nahra also suggested that the cul-de-sac should also be extended to allow for access, maintenance work and vehicle turnaround room for all of the lots. He recommended that an agreement be placed on file stating that the road system will always be privately maintained since it is not in conformance with the Secondary Road Department's policy. A letter received from C. Joseph Holland, the Wright's attorney, was acknowledged by Chairman Moeller. Mr. Holland's letter requested that the Commission and Board of Supervisors allow the road to vary from the standard right-of-way widths since it is intended to be a private road and will not be dedicated, nor accepted by Cedar County. He also stated that the subdivision is intended to provide building lots for the Wright's children. The Commission members expressed their concern regarding the road system in about 20 to 30 years down the road. They suggested that there be restrictive covenants and maintenance agreements filed.

Dean Beranek, MMS Consultants, Inc., who prepared the Preliminary Plat for the Wright's was present and was questioned why there is currently a cul-de-sac there now. The Commission members stated that they felt there should be a turnaround available. After further discussion, Mr. Beranek stated that documents will be submitted to the County Attorney's staff and zoning members. He also stated that any agreements should be recorded on deeds, abstracts and on title opinions. Mr. and Mrs. Glenn Pedersen, adjoining property owners, were also present and expressed concern regarding the septic systems for the subdivision. They were assured by Zoning Administrator La Rue that the systems would have to meet the rules in Chapter 69. He stated that he did not see any problems with conventional septic systems on these lots.

After further discussion, Glick made a motion, with Penningroth seconding, that the rezoning request be granted and forwarded to the Cedar County Board of Supervisors for approval. Ayes all.

The Commission then continued discussion regarding the Preliminary Plat for Wright's Subdivision. Jim Bowie suggested that the cul-de-sac go around the buildings so that all lots would have access to the private road. Bowie then made a motion that in light of considerable discussion, some dissention and view of the Cedar County Engineer regarding private roads, and with some hesitation, petition the Board of Supervisors if sufficient covenants and agreements are properly attached to titles to insure that the private road will remain same and never become the responsibility of Cedar County and that the private road will encircle the existing barn so that Lots 2, 3 and 4 will have direct access to said private road. This will mean that revisions will need to be made to the Preliminary Plat before the Board of Supervisor's hearing. Glick seconded the motion. Ayes all. Motion carried.

The members then suggested that the minutes from the Cedar County Planning and Zoning Commission be more explained in the future as far as discussion of the members and interested parties.

The Commission members next briefly discussed the previous petition filed by John and Sherry Fitzgerald which was denied due to the proximity to the Townsend Public Hunting area. LeRoy Moeller informed the members that he had discussed this matter with the Board of Supervisors. He informed the members that if the Fitzgerald's would have had 35 acres or more, they would not have had to petition the Zoning Commission. Therefore, it was suggested that there is a need for a buffer zone to prohibit building too close to a public hunting area. Jim Gonyier suggested that an amendment possibly be added to the general provisions in the back of the Zoning Ordinance Book. Mr. Gonyier and Zoning Administrator La Rue will work on this matter for the next agenda.

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



LeRoy Moeller
Chairman



Sharon Brues
Secretary Pro-tem

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

May 9, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, May 18, 1994, at 7:00 p.m., in the Blue Room of the Courthouse, Tipton, Iowa.

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

1. John and Marcia Wombacher, 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 on their property located in Lot 2, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 32, T-80N, R-4W, in Gower Township, consisting of 1.84 acres more or less.
2. Richard and Nancy Wright, RR, West Liberty (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on Lots 2, 3 and 4 of a proposed 4 lot subdivision located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 6, T-79N, R-3W, in Iowa Township, consisting of 3.52 acres more or less.
3. Richard and Nancy Wright, RR, West Liberty (Owners) - Requesting approval of a Preliminary Plat for a four (4) lot subdivision located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 6, T-79N, R-3W, in Iowa Township, consisting of 10.01 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

LEGAL NOTICE

The Cedar County Board of Supervisors will be conducting a Public Hearing on May 9 and 12, 1994, at 1:30 p.m., in the Board Meeting Room of the Courthouse, Tipton, Iowa.

At this time the Board will review the following petitions:

1. Bret Stout, 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 the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 22, T-80N, R-4W, in Gower Township, consisting of 1.00 acres more or less.
2. John and Sherry Fitzgerald, Davenport - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on property located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 16, T-81N, R-1W, in Springfield Township, consisting of 1.00 acres more or less.
3. Robert Cummings, RR, Mechanicsville (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Ch" Highway Commercial for the purpose of operating a light motor vehicle repair shop on his property located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 36, T-82N, R-4W, in Pioneer Township, consisting of 2.27 acres more or less.
4. Dan and Donna Nevins, RR, Lisbon (Owners) - Requesting a variance of Chapter 5-402 of the Cedar County Subdivision Ordinance to permit the construction of a storage building 7 feet into a 10 foot utility easement that exists along the east lot line of their property located in the E $\frac{1}{2}$, SW $\frac{1}{4}$, T-82N, R-4W, in Pioneer Township, consisting of 1.04 acres more or less.
5. Jerry and Rita Sloan, RR, Wilton (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential and "Ca" Local Commercial to "Rs" Suburban Residential for the purpose of constructing single family dwellings on property located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, T-79N, R-2W, in Sugar Creek Township, consisting of 4.839 acres more or less.
6. Jerry and Rita Sloan, RR, Wilton (Owners) - Requesting approval of a Preliminary Plat for a three (3) lot subdivision located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, R-79N, R-2W, in Sugar Creek Township, consisting of 4.839 acres more or less.

7. Robert and Barbara DeWulf, RR, Tipton (Owners) - Requesting approval of a Preliminary and Final Plat for a two (2) lot subdivision located in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 33, T-81N, R-2W, in Fairfield Township, consisting of 2.79 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

Chariton Valley RC&D, Inc. 4/18/94

Highway 5 North, P.O. Box 398

Centerville, Iowa 52544

Phone: (515) 437-4376

FAX: (515) 437-4638

Appanoose, Lucas, Monroe & Wayne Counties

April 20, 1994

Dennis Pruess

P.O. Box 66

Clarence

new member
ASZ-3814

Larry Glick

0190 Solon Road

Solon.

new member

643-5635

Mark Patton

2374 Quincy Ave.

Wilton

Keep on
List

Duane Litscher

489 Kelly Ave

Stanwood

Keep on
List

vote)

3 and Zoning Commission met
house, Tipton, Iowa at 1:00 p.m.

Pruess and Larry Glick, Bowie,
Zoning Administrator La Rue,
er.

h, was present requesting a
s for the purpose of constructing
roperty located in NE $\frac{1}{4}$, NE $\frac{1}{4}$,
ower Township - one acre more
resent nor were there any written
ort discussion Penningroth moved,
es 5 (Bowie entered meeting after

2. John and Sherry Fitzgerald. John Fitzgerald was
present requesting a change in zoning from Aa to Rs for the
purpose of constructing a single family dwelling on property
located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 16, T-81N, R-1W, in Spring-
field Township, consisting of 1 acre more or less. No verbal
or written objections were made. Dan Nevins, present, spoke
in favor. The site proposed is adjacent to Townsend Hunting
Preserve. Concern was raised about safety during hunting
season. After lengthy discussion Penningroth moved, Bowie
seconded disapproval. Ayes 4 Nays 2

3. Gary Anderson, Tipton was present 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, Center East Township

4. Robert Cummings, Mechanicsville was present requesting change in zoning from Aa to Ch for the purpose of operating a light motor vehicle repair shop on his property located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 36, T- 82N, R-4W, in Pioneer Township, consisting of 2.27 acres more or less. No written or verbal objections were given. Cummings stated he had ~~had~~ words of support. Penningroth moved, Glick seconded. approval. Ayes 5

5. Dan and Donna Nevins were present requesting a variance of Chapter 5-402 of the Cedar County Subdivision Ordinance to permit the construction of a storage building 7 feet into a 10 foot utility easement that exists along the East lot line of their property located in the E $\frac{1}{2}$, SW $\frac{1}{2}$, T-82N, R-4W, in Pioneer Township, consisting of 1.04 acres more or less. No written or verbal objections were given. After discussion Bowie moved, Penningroth seconded approval, subject to written approval by GTE (the utility company mentioned) Ayes 5

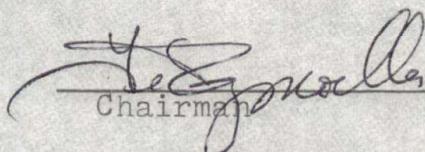
6. Jerry and Rita Sloan. Jerry Sloan, Wilton, was present requesting changes in zoning from Aa to Rs and from Ca to Rs for the purpose of constructing a single family dwelling on property located in NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, T-79N, R-2W, in Sugar Creek Township, consisting of 4.839 acres more or less. After explanation by Sloan, Bowie moved, Pruess seconded approval. Ayes 5

7. Jerry Sloan then requested approval of Preliminary and ~~Final Plat~~ for a 3 lot subdivision located in

the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, T-79N, R-2W, in Sugar Creek Township, consisting of 4.839 acres more or less. No written or verbal objections were given. No letter of approval or disapproval from the city of Wilton has been given. After discussion Bowie moved, Pruess seconded approval. Ayes 5.

8. Robert and Barbara DeWulf, Tipton and Attorney Bill Norton were present seeking approval of Preliminary and Final Plat for a 2 lot subdivision located in NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 33, T-81N, R-2W, in Fairfield Township, consisting of 2.79 acres more or less. Also present was Richard DeWulf, buyer. After discussion Pruess moved, Penningroth Seconded approval. Ayes 5

Members then continued work on changes in the Zoning Ordinance.


H. DeWulf
Chairman


P.D. Pruess
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

April 11, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, April 20, 1994, at 1:00 p.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa.

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

1. Bret Stout, 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 the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 22, T-80N, R-4W, in Gower Township, consisting of 1.00 acres more or less.
2. John and Sherry Fitzgerald, Davenport - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on property located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 16, T-81N, R-1W, in Springfield Township, consisting of 1.00 acres more or less.
3. 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.
4. Robert Cummings, RR, Mechanicsville (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Ch" Highway Commercial for the purpose of operating a light motor vehicle repair shop on his property located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 36, T-82N, R-4W, in Pioneer Township, consisting of 2.27 acres more or less.

5. Dan and Donna Nevins, RR, Lisbon (Owners) - Requesting a variance of Chapter 5-402 of the Cedar County Subdivision Ordinance to permit the construction of a storage building 7 feet into a 10 foot utility easement that exists along the east lot line of their property located in the E $\frac{1}{2}$, SW $\frac{1}{4}$, T-82N, R-4W, in Pioneer Township, consisting of 1.04 acres more or less.
6. Jerry and Rita Sloan, RR, Wilton (Owners) - Requesting change in zoning from "Aa" Agricultural to "Rs" Suburban Residential and "Ca" Local Commercial to "Rs" Suburban Residential for the purpose of constructing single family dwellings on property located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, T-79N, R-2W, in Sugar Creek Township, consisting of 4.839 acres more or less.
7. Jerry and Rita Sloan, RR, Wilton (Owners) - Requesting approval of a Preliminary Plat for a three (3) lot subdivision located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 36, R-79N, R-2W, in Sugar Creek Township, consisting of 4.839 acres more or less.
8. Robert and Barbara DeWulf, RR, Tipton (Owners) - Requesting approval of a Preliminary and Final Plat for a two (2) lot subdivision located in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 33, T-81N, R-2W, in Fairfield Township, consisting of 2.79 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 11, 1994

CEDAR COUNTY PLANNING AND ZONING COMMISSION

ZONING ORDINANCE WORK SESSION AGENDA

Wednesday, April 20, 1994 - 2:30 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the February 16, 1994 meeting.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #64, page 9, through #110, page 15.
- III. Review of Districts and Boundaries, page 15.
- IV. Discussion and Conclusion

CEDAR COUNTY
RECEIVED
APR 1 1 1994
ENVIR. & ZONING

April 7, 1994

Cedar County Environmental & Zoning Committee
Phil LaRue
Court House
Tipton, Iowa 52772

To Whom It May Concern:

I would like to resign my position on the Zoning Board, effective immediately. I have taken a job away from the farm and do not feel I have the time to be effective as a zoning member at this time.

Sincerely,



Louis J. Hillmann
LJH/sh

postponed in
order to think
over what would
be best to follow the field 30
feet from the edge of the
island up to the top of
the cliff.

— May 22 —

3-26-94

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

March 21, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, March 30, 1994, at 9:00 a.m., in the Blue Room in the basement of the Courthouse, Tipton, Iowa.

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

1. Bret Stout, 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 the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 22, T-80N, R-4W, in Gower Township, consisting of 1.00 acres more or less.
2. John and Sherry Fitzgerald, Davenport - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on property located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 16, T-81N, R-1W, in Springfield Township, consisting of 1.00 acres more or less.
3. Gary Anderson, 1471 270th Street, Tipton, Iowa and Clifford L. Krutsinger, 57 Plum 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 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

March 21, 1994

CEDAR COUNTY PLANNING AND ZONING COMMISSION

ZONING ORDINANCE WORK SESSION AGENDA

Wednesday, March 30, 1994 - 9:30 a.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the February 16, 1994, meeting.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #64, page 9, 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

March 7, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Thursday, March 17, 1994, at 9:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

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

1. Bret Stout, 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 the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 22, T-80N, R-4W, in Gower Township, consisting of 1.00 acres more or less.
2. John and Sherry Fitzgerald, Davenport - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing a single family dwelling on property located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 16, T-81N, R-1W, in Springfield 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

March 11, 1994

CEDAR COUNTY PLANNING AND ZONING COMMISSION

ZONING ORDINANCE WORK SESSION AGENDA

Thursday, March 17, 1994 - 9:30 a.m.

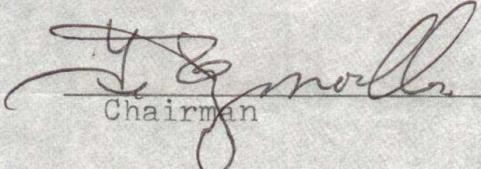
- I. Review of proposed changes to the Cedar County Zoning Ordinance from the February 16, 1994 meeting.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #64, page 9, through #110, page 15.
- III. Review of Districts and Boundaries, page 15.
- IV. Discussion and Conclusion

February 16, 1994

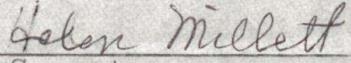
The Cedar County Planning and Zoning Commission met February 16, 1994 at the Courthouse, Tipton, Iowa at 9:30 a.m. Present: Bowie, Hillman, Millett, Moeller. Absent: Penningroth. Resigned: Glenney, Donohoe.

1. Scherie Kowalczyk, North Liberty was present seeking a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling located in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T-80N, R-4W, in Gower Township, consisting of 1 acre more or less. No objectors were present, nor were there any written objections on file. After discussion, Millett moved, Bowie seconded approval. Ayes 4.

Chairman declared the meeting adjourned at 9:45. Commission members continued work on changes in the Zoning Ordinance.



T. G. Moeller
Chairman



Helen Millett
Secretary

MEMO

CEDAR COUNTY
RECEIVED

FEB 14 1994

EMMR. & ZONING

FROM: BOB GLENNEY
TO: PHIL LARUE
DATE: 2/10/94

I would like to inform you that I have taken a part-time job which unfortunately will unable me to serve on the planning and zoning Board. I would appreciate it if you could find a replacement for me on this very important Board. I would however like to thank you for considering me for this Board.

Sincerely,

Bob Glenney

Bob Glenney

CEDAR COUNTY
RECEIVED

Feb. 14, 1994

FEB 17 1994

~~ENVIR. & ZONING~~
Cedar County Planning and Zoning Commission
Tipton, Iowa

Phil La Rue
Zoning Administrator

I am writing to inform you that I
must ask to be taken off of the
Planning and Zoning board.

Due to health reasons I will be
unable to attend the meetings, for
the next several months, that are
necessary to perform the duties of
my appointment.

Regretfully yours,
Danna Lee Donohoe



CONTEMPORARY

Danna Lu

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

February 7, 1994

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on February 16, 1994, at 9:00 a.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

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

1. Scherie Kowalczyk, North Liberty (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 SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T-80N, R-4W, in Gower 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 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

Copies sent out on 2/7/94 to the following:

1. Scherie Kowalczyk - Box 220, North Liberty, Iowa 52317 - Certified
2. Waters Family Ltd. - 143 Buckeye Road, West Branch, Iowa 52358
3. Hillendale Trust - % Ralph Zousel - 1479 Echo Avenue, West Branch, Iowa 52358
4. Gerald & Blanche Stout - 415 E. 4th Street, Tipton, Iowa 52772
5. 7 Zoning Commission Members
6. 1 Copy to Newspaper on 2/7/94
7. 2 File Copies
8. 2 Copies for Bulletin Boards

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

February 7, 1994

CEDAR COUNTY PLANNING AND ZONING COMMISSION

ZONING ORDINANCE WORK SESSION AGENDA

Wednesday, February 16, 1994 - 9:30 a.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the January 19, 1994 meeting.
- II. Continuation of review of the Definitions in the Zoning Ordinance from #37, page 8, through #110, page 15.
- III. Review of Districts and Boundaries, page 15.
- IV. Discussion and Conclusion

Copies sent out on 2/7/94 to the following:

1. 7 Zoning Commission Members
2. Jim Gonyier - E.C.I.A., Box 1140, Dubuque, Iowa 52004-1140

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

January 13, 1994

Bob Glenney
RFD #2
Wilton, Iowa 52778

Dear Bob:

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, Subdivision Ordinance, Comprehensive Plan and materials used for ideas for rewriting the zoning and subdivision ordinances.

If you have any questions about the Cedar County Zoning and Subdivision Ordinances or 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

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, January 19, 1994 - 9:00 a.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the December 15, 1993 meeting.**
- II. Continuation of review of the Definitions in the Zoning Ordinance from #37, page 6, 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

January 10, 1994

Dear Cedar County Planning and Zoning Commission Members:

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

We will instead, plan on a work session for the Zoning Ordinance at 9:00 a.m. on Wednesday, January 19, 1994, in the Basement Meeting Room of the Courthouse. Enclosed please find an agenda for this meeting.

If you have any questions, or will not be able to attend this meeting, please contact me no later than January 17, 1994.

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

Encl.