

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

December 11, 1995

LEGAL NOTICE

The Cedar County Planning and Zoning Commission has been petitioned to conduct a Public Hearing on Tuesday, December 19, 1995, at 6:30 p.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

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

1. Harold Hass, Tipton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of complying with the area regulations of the "Rs" district on property located in the NW 1/4, SE 1/4, Section 23, T-81N, R-3W, in Red Oak Township, consisting of 1.00 acres more or less.
2. William Kofron, RR, Atalissa (Owner) - Requesting approval of a Preliminary Plat of Survey for a proposed four (4) lot subdivision located in the SE 1/4, SW 1/4, Section 34, T-80N, R-3W, in Iowa Township, consisting of 12.34 acres more or less.
3. William and Cheryl Hardman, RR, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of complying with the area regulations of the "Rs" district on property located in the SW 1/4, SW 1/4, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 4.15 acres more or less.
4. Ward and Bernice Skinner, RR, Wheatland (Owners) and Wendling Quarries, Inc., De Witt - Requesting a Special Use Permit authorizing the commercial extraction of sand and gravel on property located in the S 1/2, SW 1/4, Section 11, T-82N, R-1W, in Massillon Township, consisting of 103 acres more or less.
5. Steve Grobin, Urbana (Contract Buyer) - 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 NE 1/4, NE 1/4, Section 11, T-79N, R-4W, in Springdale Township, consisting of 1.15 acres more or less.

6. Cedar County Cooperative, Tipton (Contract Buyer) - Requesting a change in zoning from "Aa" Agricultural to "Ab" Agricultural Business for the purpose of expanding the Agricultural Business currently at this site. The property is located in the SW 1/4, NW 1/4, Section 20, T-80N, R-4W, in Gower Township, consisting of 12.7 acres more or less.
7. Cedar County Cooperative, Tipton (Contract Buyer) - Requesting a Special Use Permit authorizing the expansion of the Agricultural Business currently at this site. The property is located in the SW 1/4, NW 1/4, Section 20, T-80N, R-4W, in Gower Township, consisting of 20.00 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

COPY

West Branch IA
November 20, 1995

Cedar County Board of Supervisors

Dear Supervisors:

Circumstances have combined to convince me I should no longer serve on the Cedar County Planning and Zoning Commission after the December meeting.

It has been a most interesting (and long) experience, and I have made good friends and learned much. I shall continue to be interested in the things that come before the Board and wish you all well. Hang in there to preserve our agricultural county!

Sincerely,

Helen

Helen Millett

November 15, 1995

The Cedar County Planning and Zoning Commission held a Public Hearing November 15, 1995 at 6:30 p.m. in the Courthouse, Tipton, Iowa.

Present: Brown, Millett, Penningroth, Schuett and Zoning Administrator LaRue. Absent: Bowie, Glick and Pruess.

Minutes of October Meeting had been mailed to members. Brown moved, Schuett seconded reading of minutes be waived. Ayes 4.

1. Chad Wright and Kristine Rodgers, West Branch were present seeking rezoning from Ma to Rs for the purpose of complying with the area regulations of the Rs district and to eliminate a nonconforming use on property located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 2 and the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 11, T-79N, R-3W, in Iowa Township consisting of 3.50 acres more or less. No written or verbal objections were offered. After discussion Schuett moved, Millett seconded approval. Ayes 4.

2. Billy and Connie Cain, Tipton (Contract Buyers) were 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 $\frac{1}{4}$, SW $\frac{1}{4}$, Section 8, T-80N, R-3W, in Center West Township consisting of 1.149 acres, more or less. No written or verbal objections were offered. After discussion Millett moved, Schuett seconded approval. Ayes 3 Nays 1

Meeting adjourned at 6:50 p.m.

Chairperson

Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

October 23, 1995

LEGAL NOTICE

The Cedar County Planning and Zoning Commission has been petitioned to conduct a Public Hearing on Wednesday, November 1, 1995, at 6:30 p.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

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

1. Lawrence Jensen Estate, John Jensen - Co-Executor, West Branch (Owner) - A change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of complying with the area regulations of the "Rs" district on property located in the NE 1/4, SE 1/4, Section 22, T-79N, R-4W, in Springdale Township, consisting of 1.17 acres more or less.
2. Vernon Matheny, North English (Contract Buyer) - 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 SW 1/4, SW 1/4, Section 10, T-82N, R-2W, in Dayton Township, consisting of 4.26 acres more or less.
3. William Kofron, RR, Atalissa (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed four (4) lot subdivision located in the SE 1/4, SW 1/4, Section 34, T-80N, R-3W, in Iowa Township, consisting of 12.50 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

PLANNING AND ZONING COMMISSION MINUTES OF NOVEMBER 1, 1995

The Cedar County Planning and Zoning Commission held a Public Hearing on November 1, 1995, at 6:30 p.m., in the large meeting room in the basement of the Courthouse, Tipton, Iowa. Present were members Glick, Pruess, Penningroth, Schuett, Bowie, Brown, Zoning Administrator La Rue and Secretary Pro-tem Pruess. Absent was member Millett.

Minutes of the last meeting held on September 20, 1995, had been previously mailed to the members. Glick moved and Pruess seconded approval of the minutes as written. Ayes all.

The first petition to be heard was filed by the Lawrence Jensen Estate, RR, West Branch, who were requesting a change in zoning from "Aa" to "Rs" for the purpose of complying with the area regulations of the "Rs" district on property located in the NE 1/4, SE 1/4, Section 22, T-79N, R-4W, in Springdale Township, consisting of 1.17 acres more or less. No written or verbal objections were on file for this petition.

Dan Johnson, representing the Jensen Estate, was present and stated that they were selling the existing house and buildings off the farmstead. After a short discussion, Pruess made a motion to recommend approval to the Board of Supervisors on this request. Glick seconded the motion. Ayes all.

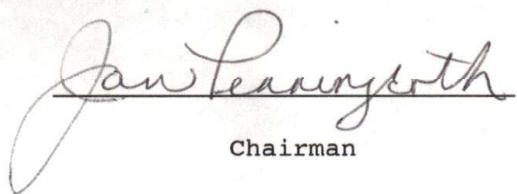
The second petition to be heard was filed by Vernon Matheny, North English, who was requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing a single family dwelling on property located in Lot 1 in the SW 1/4, SW 1/4, Section 10, T-82N, R-2W, in Dayton Township, consisting of 4.26 acres more or less. No written or verbal objections were on file. The members were informed that this property is within a subdivision (Hasselbush 1st Addition) which was approved by the Zoning Commission and the Board of Supervisors in 1993.

No request for rezoning was filed at that time for the two lots within the subdivision. Mr. Matheny was present and informed the members that he plans to purchase the property and build a single family dwelling on it. La Rue stated that there were moderate limitations on septic systems which could be overcome. Member Brown questioned the CSR on the property. After further discussion, Pruess made a motion to approve the rezoning request and forward it to the Board of Supervisors. Glick seconded the motion. Ayes 3 with Brown and Bowie voting nay. Motion carried.

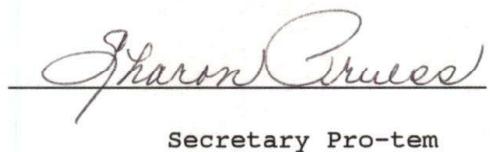
The last petition to be discussed was filed by William Kofron, RR, Atalissa, who was requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing single family dwellings on a proposed 4 lot subdivision located in the SE 1/4, SW 1/4, Section 34, T-80N, R-3W, in Iowa Township, consisting of 12.50 acres more or less. No written or verbal objections were on file for this petition. Mr. Kofron was present along with his attorney. The members were informed that this property is not prime farm ground and property lying to the east edge is in a flood plain area. Williams Brothers Pipeline also has an easement through the property. Mr. Kofron stated that the road system will be maintained by the subdivision which will be an extension of another subdivision. Therefore, there will be no road dedication to Cedar County. Mr. Kofron stated that the acreages are approximate at this time as the lots will have individual wells and septic systems. He also stated that there will be restrictive covenants. The subdivision will have stick built homes at an average cost between \$75,000 to \$100,000. After further discussion, Schuett recommended that the request of rezoning by Kofron be approved and forwarded to the Board of Supervisors. Glick seconded the motion. Ayes 3 with Brown and Bowie voting nay. Motion carried.

Bowie then recommended that the Cedar County Engineer provide his comments regarding the subdivision and road system. La Rue will voice the concerns of the Planning and Zoning Commission to the Board of Supervisors.

With no other petitions to be heard at this time, the meeting was adjourned at 7:15 p.m.



Jan Leunigsoth
Chairman



Sharon Brues
Secretary Pro-tem

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

October 9, 1995

LEGAL NOTICE

The Cedar County Planning and Zoning Commission has been petitioned to conduct a Public Hearing on Wednesday, October 18, 1995, at 6:30 p.m., in the Basement Meeting Room of the Courthouse, Tipton, Iowa.

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

1. Lawrence Jensen Estate, John Jensen - Co-Executor, West Branch (Owner) - A change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of complying with the area regulations of the "Rs" district on property located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 22, T-79N, R-4W, in Springdale Township, consisting of 1.17 acres more or less.
2. Vernon Matheny, North English (Contract Buyer) - 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 SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 10, T-82N, R-2W, in Dayton Township, consisting of 4.26 acres more or less.
3. William Kofron, RR, Atalissa (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed four (4) lot subdivision located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 34, T-80N, R-3W, in Iowa Township, consisting of 12.50 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

September 20, 1995

The Cedar County Planning and Zoning Commission held a public hearing September 20, 1995 at 6:30 p.m. at the Courthouse Tipton, Iowa. Present: Bowie, Brown, Millett, Penningroth and Pruess. Absent: Glick, Schuett.

Pruess moved, Brown seconded minutes be read after zoning petitions had been acted on. Ayes 4

1. James Langenberg, West Branch was present requesting a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 3, T-79N, R-4W in Springdale Township consisting of 1.99 acres more or less. Also present was Glenn Meiser. There were no written or verbal objectors. Tim Lehman representing Scott Real Estate was also present. The site is a former farmstead where the house has been demolished. After discussion Bowie moved, Pruess seconded approval. Ayes 4.

2. Keith Sulzner, Washington, Iowa requested a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6, T-82N, R-3W, in Fremont Township, consisting of 6.33 acres more or less. There were no written or verbal objectors. Keith Beck, neighbor stated he had no objections. After discussion on soil suitability, Bowie moved, Pruess seconded that no action be taken until location of proposed building and amount of acreage to be rezoned is determined to be compatible with soil conditions. Ayes 4

3. Roger Hubler, West Branch requested a change in zoning from Ma to Ca for the purpose of permitting expansion of his tavern, restaurant in conformity with the permitted uses of

the Local Commercial District on property located in Lot 1 of Lot B, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 19, T-80N, R-3W, in Gower Township, in the unincorporated village of Cedar Valley, consisting of 0.80 acres more or less. No written or verbal objections were given. After discussion Brown moved, Millett seconded approval. Ayes 4.

4. Dave Ferguson representing Everett Ferguson, Et Ali, Lisbon requested a change in zoning from Aa to Rs for the purpose of complying with the area regulations of the Rs District on property located in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 28, T-82N, R-4W, in Pioneer Township, consisting of 1.00 acres more or less. After discussion Pruess moved, Millett seconded approval. Ayes 4

Also present at the meeting were Supervisors Compton and Moeller.

Discussion continued on proposed revision of the Cedar County Zoning Ordinance. There were no written or verbal objections on file. Discussion was held regarding the definition of a family, feed lots, etc. After further discussion and providing corrected pages to the Ordinance, Pruess made a motion that the proposed Ordinance be recommended to the Board of Supervisors for adoption. Brown seconded the motion. Ayes 3 with Bowie voting nay. Motion carried.

Jaini Lanningath
Chairperson

Helen Millett by P.D. J. P.
Secretaryperson

en el cual se observa el efecto de la velocidad constante del viento en la velocidad media de los vientos y el efecto de la velocidad media en la velocidad media de los vientos.

En el cuadro 1 se observa la velocidad media de los vientos y la velocidad media de los vientos en la velocidad media de los vientos.

En el cuadro 2 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 3 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 4 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 5 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 6 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 7 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 8 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 9 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 10 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 11 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 12 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 13 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 14 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 15 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 16 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 17 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 18 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 19 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 20 se observa la velocidad media de los vientos y la velocidad media de los vientos.

En el cuadro 21 se observa la velocidad media de los vientos y la velocidad media de los vientos.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

September 22, 1995

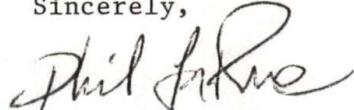
Larry Glick
190 Solon Road
Solon, Iowa 52333

Dear Larry:

Enclosed please find corrected pages of the Proposed Zoning Ordinance to replace those pages which are presently in your folder. I wish to also inform you that on Wednesday, September 20, 1995, the Cedar County Planning and Zoning Commission approved and made a recommendation that the Cedar County Board of Supervisors adopt this Ordinance. I will let you know when the Board will be conducting these hearings.

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

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

Encl.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

September 22, 1995

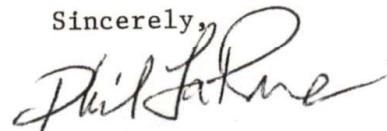
Dave Schuett
RFD #2
Wilton, Iowa 52778

Dear Dave:

Enclosed please find corrected pages of the Proposed Zoning Ordinance to replace those pages which are presently in your folder. I wish to also inform you that on Wednesday, September 20, 1995, the Cedar County Planning and Zoning Commission approved and made a recommendation that the Cedar County Board of Supervisors adopt this Ordinance. I will let you know when the Board will be conducting these hearings.

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

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

Encl.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

September 15, 1995

PLANNING AND ZONING COMMISSION AGENDA
Wednesday, September 20, 1995 - 6:30 p.m.

I. Introduction

II. Review of Rezoning Petition Cases:

- a. James and Linda Langenberg - "Aa" to "Rs"
- b. Keith Sulzner - "Aa" to "Rs"
- c. Roger Hubler - "Ma" to "Ca"
- d. David Ferguson - "Aa" to "Rs"

III. Discussion

**IV. Review of the Amendments to the Zoning Ordinance,
Zoning Map and County Infraction Ordinance**

V. Discussion and Public Input

VI. Conclusion

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

September 11, 1995

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, September 20, 1995, at 6:30 p.m., in the Large Meeting Room in the Basement of the Courthouse, Tipton, Iowa, to solicit public input on proposed amendments to the Zoning Ordinance of Cedar County as required by Chapter 335, Code of Iowa. Amendments are proposed to the Zoning Ordinance, Zoning Map, County Infraction Ordinance, all considered as part of the Zoning Ordinance of Cedar County. All citizens are invited to attend. Public input will be considered, both written and oral. Copies of the Proposed Ordinance are available for Public viewing at the Office of the Cedar County Auditor.

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

1. James and Linda Langenberg, West Branch (Owners) - Requesting 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 $\frac{1}{4}$, SW $\frac{1}{4}$, Section 3, T-79N, R-4W, in Springdale Township, consisting of 1.99 acres more or less.
2. Keith Sulzner, Washington, Iowa (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 the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6, T-82N, R-3W, in Fremont Township, consisting of 6.33 acres more or less.
3. Roger Hubler, RFD, West Branch (Contract Buyer) - Requesting a change in zoning from "Ma" Light Industrial to "Ca" Local Commercial for the purpose of permitting the expansion of his tavern/restaurant in conformity with the permitted uses of the Local Commercial District on property located in Lot 1 of Lot B, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 19, T-80N, R-3W, in Gower Township, in the unincorporated village of Cedar Valley, consisting of 0.80 acres more or less.

4. Everett Ferguson, Et Ali, RFD, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of complying with the area regulations of the "Rs" District on property located in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 28, T-82N, R-4W, in Pioneer 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 amendments and 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

The Cedar County Planning and Zoning Commission held a Public Hearing on August 16, 1995, at 6:30 p.m., in the large meeting room in the basement of the Courthouse, Tipton, Iowa. Present: Pruess, Penningroth, Glick, Bowie, Brown and Zoning Administrator La Rue. Absent: Millett and Schuett.

Minutes of the July meeting had been previously mailed to the members. Glick moved and Brown seconded approval of the minutes as written. Ayes all.

The first petition to be heard was filed by Sterling Benz who was requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing a single family dwelling on property located in the NE 1/4, NE 1/4, Section 22, T-81N, R-4W, in Cass Township, consisting of 2.195 acres more or less. No written or verbal objections were on file for this petition. Mr. Benz explained his plans for developing his property. After a brief discussion, Bowie made a motion to approve Mr. Benz's request and forward it to the Board of Supervisors. Pruess seconded the motion. Ayes 3 with Brown voting nay.

Kristin Voss, RFD, Wilton, was the next petitioner who was requesting a change in zoning from "Aa" to "Rs" for the purpose of complying with the area regulations of the "Rs" district on property located in Parcel "A", and property located in Lot 1 of Parcel "A", both located in the SE 1/4, NE 1/4, Section 31, T-79N, R-1W, in Farmington Township, consisting of 3.52 acres and 5.27 acres more or less respectively. There are two surveys on file for this petition. Parcel "A" has the existing house on it and Lot 1 of Parcel "A" is the proposed requested property to be rezoned for a new house for Ms. Voss.

La Rue read a letter of concern on file by Daniel and Harriet Grimm

explaining their swine operation. Ms. Voss explained to the members that she wishes to build a house near the north end of Lot 1 of Parcel "A" and she is aware of the swine operation. La Rue advised the members that Article VI of the Zoning Ordinance does require 1,320' of separation between livestock facilities which house more than 500 head from a zoned residential district or corporate city limits. After discussion, Bowie made a motion to deny the request of rezoning of Lot 1 of Parcel "A". Brown seconded the motion. Motion carried to deny rezoning request of Lot 1 of Parcel "A". The request for rezoning of Parcel "A", which has the existing house on it, is to comply with the area regulations of the "Rs" district. After discussion, Brown made a motion, with Pruess seconding, that the requested change in zoning from "Aa" to "Rs" on Parcel "A" be granted. Ayes all.

The members next discussed changing the zoning classification from "Aa" to "Rs" on property owned by Barry and Carolyn Anderson, RR, West Branch, for the purpose of complying with the area regulations of the "Rs" district on property located in the SE 1/4, NE 1/4, Section 32, T-80N, R-4W, in Gower Township, consisting of 3.44 acres more or less. There were no written or verbal objections on file. The purpose of this request is to remove the existing house on the property and replace it with a new one. Mr. Anderson questioned why existing homesteads couldn't be grandfathered in instead of going through the rezoning procedure. La Rue stated that it was the recommendation of the Cedar County Attorney's Office that the small tracts which don't meet the area requirements of a farm be rezoned. After further discussion, Pruess made a motion to recommend approval to the Board of Supervisors on the Anderson's request. Bowie seconded the motion. Ayes all.

The next petition to be heard was filed by Dale Light and 4-L Manufacturing, Inc., RR, Lisbon, requesting a change in zoning from "Ma" Light Industrial to "Aa" Agricultural for the purpose of amending the Cedar County Official Map. The property, Lot A, is located in the SW 1/4, NE 1/4, Section 30, T-82N, R-4W, in Pioneer Township, and consists of 1.52 acres more or less. There were no written or verbal objections on file for this request. Mr. Light was present and explained to the commission that this property was previously rezoned in 1986 from "Aa" to "Ma" for the purpose of operating a stainless steel fabrication business. Mr. Light has since relocated the business into the city limits of Lisbon, and therefore, no longer needs the "Ma" classification. After a brief discussion, Brown moved and Bowie seconded approval of Mr. Light's request. Ayes all.

The members next discussed a petition filed by Jean Light, RR, Lisbon, who was requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing a single family dwelling on property located in the SW 1/4, NE 1/4, Section 30, T-82N, R-4W, in Pioneer Township, consisting of 1.95 acres more or less. No written or verbal objections were on file. The Light's explained that they wish to build a new house on the south end of this property. They informed the members that their son is planning on purchasing the existing homestead and they plan to build on the remaining acreage. After a brief discussion, Bowie made a motion that this request be approved and forwarded to the Board of Supervisors. Pruess seconded the motion. Ayes 3 with Brown voting nay.

The next petition was filed by Bill and Lisa Pelzer, West Liberty,

who were requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing a single family dwelling on property located in the SW 1/4, SW 1/4, Section 21, T-79N, R-3W, in Iowa Township, consisting of 2.00 acres more or less. No written or verbal objections were on file. Raymond, Donald and Lisa Pelzer were present. Comments were made regarding the good farm ground located on this property. It was pointed out that the Pelzer's would not legally have to go through rezoning since this will be a second house on the Pelzer farm. After a lengthy discussion, Bowie made a motion that this request be forwarded on to the Board of Supervisors. Glick seconded the motion. Ayes 3 with Brown voting nay.

The Commission next heard the petition filed by Bradley Duncan, Hoover, Alabama, and Phyllis Duncan, Omaha, Nebraska, who were requesting a change in zoning from "Aa" to "Rs" for the purpose of complying with the area regulations of the "Rs" district on property located in the SW 1/4, NE 1/4, Section 36, T-81N, R-3W, in Center West Township, consisting of 2.26 acres more or less. This existing homestead is being sold off the farm. No written or verbal objections were on file. After a brief discussion, Pruess made a motion that they recommend approval to the Board of Supervisors. Glick seconded the motion. Ayes all.

The last petition to be heard was filed by Dan and Shirley Krueger, RR, Wilton, who were requesting approval of a Final Plat of Survey for a three lot subdivision located in the NE 1/4, NE 1/4, Section 7, T-79N, R-1W, in Farmington Township, consisting of 9.996 acres more or less. The Preliminary Plat and rezoning request for same have been previously approved by the Zoning Commission and the Board

of Supervisors. La Rue explained that the Board of Supervisors did not grant the request for a waiver of the fence agreement without written permission from the neighbor. Commission member Brown expressed his strong concern about the location of this subdivision which is located five miles from the nearest fire station. He stated that he feels subdivisions should be located close to towns to provide emergency services. Concern was also expressed about the tile which drains through the property and the liability of herbicide runoff from a heavy rain. No written or verbal objections were on file regarding this petition. After further discussion, Bowie made a motion that this Final Plat be approved and forwarded to the Board of Supervisors. Glick seconded the motion. Ayes 3 with Brown voting nay.

With no other petitions to be heard at this time, the meeting was adjourned.

Jan Penningroth
Chairman

Phil La Rue
Secretary Pro-tem

The Cedar County Planning and Zoning Commission held a Public Hearing on July 19, 1995, at 6:30 p.m., in the large meeting room in the basement of the Courthouse, Tipton, Iowa. Present: Bowie, Glick, Pruess, Penningroth, Brown and Zoning Administrator La Rue. Absent: Millett and Schuett.

Minutes of the June meeting were read. Bowie moved and Glick seconded approval of the minutes as written. Ayes all.

The first petition to be heard was filed by Darrell Gritton who was requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing a single family dwelling on property located in Lot 5 in the SW 1/4, NW 1/4, Section 14, T-79N, R-3W, in Iowa Township, consisting of 2.32 acres more or less. No written or verbal objections were on file. La Rue informed the members that Interstate Pork Producers are located over one-quarter of a mile from the property. Mr. Gritton stated that he did not have a problem with the proximity of the operation. La Rue also stated that there should not be a problem in regard to a septic system in that area. The Commission members also viewed the Sidwell Maps to verify the distance between Mr. Gritton's property and the pork operation's facilities. After further discussion, Glick moved and Pruess seconded approval of Mr. Gritton's request.

Ayes 3 with Brown and Bowie voting nay.

The members next discussed changing the zoning classification from "Aa" to "Rs" on property owned by Jamie and Deana Fulton, RR, Tipton, for the purpose of complying with the area regulations of the "Rs" District in accordance with Article XXIV, Section 1. Amendments, of the Cedar County Zoning Ordinance. This property is located in Parcel C, in the NW 1/4, NW 1/4, Section 6, T-79N, R-2W, in Rochester Township

and consists of 3.16 acres more or less. La Rue stated that there are letters of objection on file and copies were provided to the members for their review. Chairperson Penningroth asked for an explanation of the history on this property because of the confusion regarding the previous owners. Marsha Schulty then informed the members that her father, Fred Duffe, sold the farm to Norman Kotz in March of 1976 who sold it to Larry Ballenger a few years later. Mr. Ballenger then sold 3.16 acres to Jamie Fulton. Mrs. Schulty stated that neither she or Norman Kotz had been notified of this last sale to Mr. Fulton. She informed the members that she and Mr. Kotz prefer that the property remain zoned Agricultural. Sterling Benz, Assistant County Attorney, explained the contract purchase procedure between all the involved parties. He then informed the members that his office became involved after Mrs. Schulty's attorney had written a letter to La Rue stating that the Fulton property did not have the proper sized yard in the Agricultural district to comply with the Zoning Ordinance. He stated that after research, the only solution to the yard requirement is for the property to be rezoned to the Suburban Residential use. He feels this case has less to do with the residential use of this property but more to do with the use of the remainder of the property (particularly the buildings which have been erected on the property). Since Cedar County does not have a building code, no action can be taken on the buildings which have been previously erected. Benz stated that no matter what decision is made on the zoning classification of the property, the Fulton's can not be forced to move out because of constitutional reasons.

Larry Streets questioned whether the title holder (Marsha Schulty) must give prior approval before a rezoning is requested. Sterling Benz stated Article 24, Section 1, of the Cedar County Zoning Ordinance, allows the owner, or the Board, on it's own motion, to rezone property. He stated that the current use of the Fulton property is consistent with the Comprehensive Plan and the residential use of the property was pre-existing. He also feels that Mr. Fulton's use for raising livestock again falls within the Comprehensive Plan. Although Mr. Fulton is not a farmer, the agricultural exemption under the state code, which regulates our Zoning Ordinance, exempts agricultural activities from zoning. The yard size requirement will be in compliance with the proposed new zoning ordinance. Questions were presented regarding guidelines of proposed buildings to be built. Mr. Benz stated that the only way to regulate any structures is with a building code. He informed the members that the Zoning Ordinance regulates uses of property, not the appearance of buildings on that property.

After further discussion, Mr. Benz recommended to the Commission members that this particular property be brought into compliance with the Zoning Ordinance in terms of the yard size. He stated that the primary use of this property is residential and therefore, is appropriate to have it rezoned to "Rs" Suburban Residential.

Pruess then made a motion, based on the recommendation of the Assistant County Attorney, that approval be recommended for rezoning of the Fulton property from "Aa" to "Rs". Motion died due to the lack of a second. Bowie then made a motion that the Commission table this

rezoning request. Marsha Schulty then requested it be placed in the minutes that the rezoning is against her wishes. Brown then seconded the motion made by Bowie. Ayes 3 with Pruess voting nay.

The next petition to be heard was filed by Alex Frost, Muscatine, requesting a change in zoning from "Aa" to "Rs" for the purpose of complying with the area regulations of the "Rs" district on property located in Parcel A, in the NE 1/4, NW 1/4, and the NW 1/4, NE 1/4, Section 32, T-80N, R-1W, in Inland Township, consisting of 1.15 acres more or less. La Rue explained to the Commission members that the reason for this request was for the purpose of selling the existing farmstead off the farm. After a brief discussion, Bowie made a motion that the Commission approve this rezoning request. Ayes all.

Todd Wynkoop, Clarence, was the next petitioner to be heard who was requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing a single family dwelling on property located in the NW 1/4, SE 1/4, Section 27, T-82N, R-2W, in Dayton Township, consisting of 2.03 acres more or less. No written or verbal objections were on file. La Rue informed the members that the soil inventory indicates a small portion of the property has Colo-Ely soil and stated that he had discussed with Mr. Wynkoop the possibility of connecting to the city utilities because it is immediately adjacent to the corporate city limit line. Water connection to the city is possible but the sewer line was too low without a lift pump. La Rue then stated that a percolation test has been done on the property and it is suitable for the installation of a conventional septic system. After further discussion, Glick made a motion to approve the rezoning request.

Pruess seconded the motion. Ayes all.

Dan Krueger, RR, Wilton, was the next petitioner requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing single family dwellings on Lots 1 and 2 of a proposed three lot subdivision located in the NE 1/4, NE 1/4, Section 7, T-79N, R-1W, in Farmington Township, consisting of 9.996 acres more or less. No written or verbal objections were on file. La Rue stated that the only concern he had was in regard to the fact that there is some Colo-Ely soil on Lot 2 which could present problems regarding a septic system. He stated that if the Commission approve this request, that the owner of Lot 2 be advised to work closely with the Environmental Office in regard to the installation of the septic system. Mr. Krueger stated that this was already the plan. La Rue stated that there is a hog confinement located over one-quarter of a mile to the east of the proposed subdivision. Brown expressed his concern that the proposed subdivision property is located on top quality farm ground and caution should be taken regarding where subdivisions are located. After further discussion, Bowie made a motion to approve the Krueger's request for rezoning. Glick seconded the motion. Ayes 3 with Brown voting nay.

The Preliminary Plat of Survey request filed by Mr. Krueger was next heard before the Commission. He was requesting approval of a three lot subdivision located in the NE 1/4, NE 1/4, Section 7, T-79N, R-1W, in Farmington Township, consisting of 9.996 acres more or less. The possibility of problems regarding the Colo-Ely soils in regard to a septic system on Lot 2 were again emphasized. After discussion, Pruess made a motion to approve the Preliminary Plat approval request. Glick seconded the motion. Ayes 3 with Brown voting

nay.

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

Jan Lunningsworth
Chairman

P.D. Price

Secretary Pro-tem

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

July 21, 1995

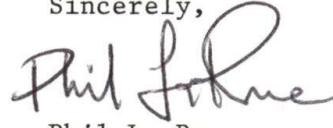
Dear Cedar County Planning & Zoning Commission Members:

Enclosed please find the revised Zoning Ordinance and the summary of major changes to the Ordinance.

We will be having a work session on Thursday, August 10, 1995, at 6:30 p.m., in the Large Meeting Room, to discuss the Ordinance. Please plan to attend this meeting.

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

Sincerely,


Phil La Rue
Zoning Administrator

PL:sp

Encl.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

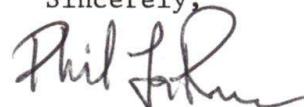
July 21, 1995

Dear Cedar County Planning & Zoning Commission Members:

We will be having a work session on Thursday, August 10, 1995, at 6:30 p.m., in the Large Meeting Room of the Courthouse, to discuss the revisions made to the Zoning Ordinance. Please plan to attend this meeting.

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

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

cc: Jim Gonyier
Cedar County Attorney's Office

June 21, 1995

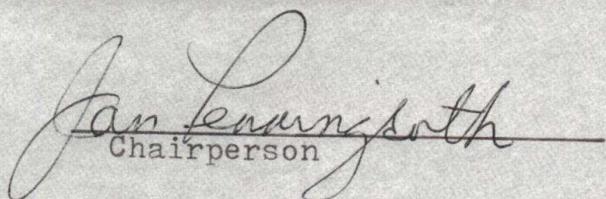
The Cedar County Planning and Zoning Commission held a public hearing June 21, 1995 at 6:30 p.m. at the Courthouse Tipton, Iowa. Present: Bowie, Glick, Millett, Penningroth, Zoning Administrator La Rue, and Jim Gonyier, Management Advisor.

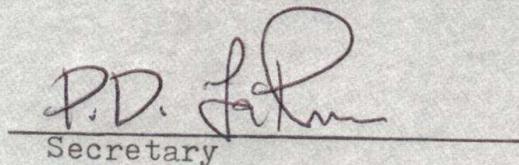
Minutes of May meeting had been mailed. Bowie moved minutes be accepted as mailed.

Steve and Cheryl Person, Iowa City (owners) were present requesting a change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in Parcel A, in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 15, T-80N, R-3W, in Center West Township, consisting of 1.99 acres more or less.

No written or verbal objections were offered. After hearing the Person's plans and brief discussion Glick moved, Bowie seconded approval.

Meeting continued with discussion on revised Cedar County Zoning Ordinance.


Jan Penningroth
Chairperson


P.D. Fath
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

June 16, 1995

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

Wednesday, June 21, 1995 - 7:00 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the May 17, 1995, meeting.
- II. Review of proposed changes to the Cedar County Zoning Ordinance.
- III. Discussion and Conclusion.

May 24, 1995

The Cedar County Planning and Zoning Commission held a Public Hearing May 24, 1995 at 6:30 p.m. at the Courthouse, Tipton, Iowa. Present: Brown, Glick, Millett, Penningroth, Bowie, Schuett, Zoning Administrator La Rue, and Jim Gonyier, Management Advisor.

1. Dennis and Dianna Hodgden, Tipton, were present requesting a Special Use Permit authorizing the commercial extraction of limestone on property located in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 22, T-80N, R-3W, in Center West Township, consisting of 5 acres more or less. Also present was Kent Angerer from River Products Company which will operate the quarry. No written or verbal objections were given. Kevin Kelly, adjoining property owner was present asking several questions about the operation of the quarry, traffic and dust control. After some discussion Bowie moved, Glick seconded approval.

Ayes 5

2. Peter Greiner was present requesting approval of a Final Plat of Survey for 3 lot subdivision located in Lot 1, in NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 3.381 acres more or less. No objections, written or verbal, were received. County Engineer Nahra had reviewed the plat and stated one correction needed to be made. Schuett moved, Bowie seconded approval with correction to be made in legal description. Ayes 5.

3. Steve Hudrlik, Oxford Junction was present requesting change in zoning from Aa to Rs for the purpose of constructing a single family dwelling on property located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$,

Section 1, T-82N, R-1W, in Massillon Township, consisting of 1.80 acres more or less. No objectors were present, nor any written objections received. After discussion Millett moved, Schuett seconded approval. Ayes 4. Nays 1

4. Thomas and Juanita Hearst, Tipton were present requesting approval of a Final Plat of Survey for a six lot subdivision located in Government Lot 3, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 12, T-79N, R-3W, in Rochester Township consisting of 13.77 acres more or less. Glen Meisner was also present. A letter from County Engineer Nahra reviewed the revised plat and found it to be accurate. Other corrections needing to be made, as suggested by Nahra, were: change the cross section to reflect the 66' ROW platted, agreement should be drafted for the benefit of the purchaser of lot 6 so that the temporary status of the cul-de-sac is recorded and known to all; the developer should be aware that this road shall never be accepted into the county road system as it does not meet county requirements; exact location of gas line should be checked and utility company notified before any construction in the area and easement needs to be respected by communication with the gas line owner to assure that the utility is protected. Other recommendations were: posting a 25 mph. speed limit on the private road. A dead end sign would be appropriate near the subdivision entrance; copies of the covenants for the abstract of title stating that the road will remain private and homeowner's agreements detailing road maintenance should be submitted to County Engineers office for review.

A recommended minimum 40' turning radius (50' preferably) at the intersection of Hearst Drive and Hidden River Drive was suggested. More discussion followed. Glick moved, Schuett seconded approval with all stipulations being met. Ayes 3. Nays 2. Abstention 1.

Schuett moved, Glick seconded minutes of April meeting be approved as mailed and previously read by members. Ayes 4

Pruess entered the meeting. Meeting adjourned at 8:15 and members continued work on revising Cedar County Zoning Ordinance.

Jaine Pennington
Chairperson

Helen Millett
Secretary

... and I am not the only one. I am a woman who has
decided to never marry. I have decided to not have children. But
I am not alone. I have a lot of friends who are doing the same thing.

... and I am not the only one. I am a woman who has
decided to never marry. I have decided to not have children. But
I am not alone. I have a lot of friends who are doing the same thing.

... and I am not the only one. I am a woman who has
decided to never marry. I have decided to not have children. But
I am not alone. I have a lot of friends who are doing the same thing.

... and I am not the only one. I am a woman who has
decided to never marry. I have decided to not have children. But
I am not alone. I have a lot of friends who are doing the same thing.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

May 15, 1995

LEGAL NOTICE

The Cedar County Planning & Zoning Commission will be conducting a Public Hearing on Wednesday, May 24, 1995, 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. Dennis & Dianna Hodgden, RR, Tipton (Owners) - Requesting a Special Use Permit authorizing the commercial extraction of limestone on property located in the NE 1/4, NE 1/4, Section 22, T-80N, R-3W, in Center West Township, consisting of 5.00 acres more or less.
2. Peter & Margo Greiner and Rita Wendler, RR, Lisbon (Owners) - Requesting approval of a Final Plat of Survey for a three (3) lot subdivision located in Lot 1, in the NE 1/4, NW 1/4, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 3.381 acres more or less.
3. Steve Hudrlik, Oxford Junction (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 the NE 1/4, SE 1/4, Section 1, T-82N, R-1W, in Massillon Township, consisting of 1.80 acres more or less.
4. Thomas & Juanita Hearst, RR, Tipton (Owners) - Requesting approval of a Final Plat of Survey for a six (6) lot subdivision located in Government Lot 3, in the NE 1/4, SE 1/4, Section 12, T-79N, R-3W, in Rochester Township, consisting of 13.77 acres more or less.

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



Phil La Rue
Zoning Administrator

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

April 17, 1995

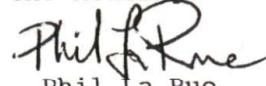
LEGAL NOTICE

The Cedar County Planning & Zoning Commission will be conducting a Public Hearing on Wednesday, April 26, 1995, 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 approval of a Final Plat of Survey for a seven (7) 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.
2. Charles and Judy Franks, Mt. Vernon (Owners) - Requesting approval of a Final Plat of Survey for a three (3) lot subdivision for the purpose of constructing single family dwellings on property zoned "Rs" Suburban Residential, located in the NE 1/4, SW 1/4, Section 19, T-82N, R-4W, in Pioneer Township, consisting of 6.86 acres more or less.
3. Donald K. Norton and Donald L. Norton, Wilton (Owners) - Requesting approval of a Final Plat of Survey for a seventeen (17) lot subdivision located in the NE 1/4, SW 1/4, and the NW 1/4, SE 1/4, Section 34, T-79N, R-1W, in Farmington Township, consisting of 24.60 acres more or less.
4. Scott and Carolyn Oakes, Naperville, Illinois (Owners) - 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 Parcel B in the SW 1/4, NW 1/4, and SE 1/4, NW 1/4, Section 4, T-82N, R-4W, in Pioneer Township, consisting of 1.14 acres more or less.

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


Phil La Rue
Zoning Administrator

April 26, 1995

The Cedar County Planning and Zoning Commission held a Public Hearing April 26, 1995 at 6:30 p.m. at the Courthouse Tipton, Iowa. Present: Glick, Millett, Penningroth, Pruess, Schuett, Zoning Administrator La Rue, and Jim Gonyier, Management Advisor.

Motion was made by Pruess, seconded by Schuett, to delay reading of minutes until after petitions had been acted upon. Ayes 4.

1. Conservative Publishing Company, Tipton, represented by Stuart Clark and Stuart Werling, Attorney, requested approval of Final Plat of Survey for seven lot subdivision located in 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. No written or verbal objections were offered. A letter from the County Engineer's Office questioned the accuracy of measurement of Lots 5, 6, 7. After discussion Glick moved, Schuett seconded approval provided above discrepancies are corrected. Ayes 4.

2. Charles and Judy Franks, Mt. Vernon, and Daniel Johnson, surveyor, were present seeking approval of Final Plat of Survey for three lot subdivision for the purpose of constructing single family dwellings on property zoned Rs located in NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 19, T-82N, R-4W, in Pioneer Township, consisting of 6.86 acres more or less. No written or verbal objections were offered. A letter was received from County Engineer's office showing an error of closure on Lot 2. After discussion Pruess moved, Schuett seconded approval with correction made. Ayes 4.

3. Donald K. Norton and Donald L. Norton, Wilton were present requesting approval of Final Plat of Survey for 17 lot subdivision located in NE $\frac{1}{4}$, SW $\frac{1}{4}$, and NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 34, T-79N, R-1W, in Farmington Township, consisting of 1.14 acres more or less. No written or verbal objections were offered. A letter was received from Hershel Fitzer, adjoining property owner, stating he had no objections to proposed plat. After discussion Schuett moved, Pruess seconded approval. Ayes 4.

4. Daniel Johnson, surveyor, was present representing Scott and Carolyn Oakes, Naperville, Illinois, requesting change in zoning from Aa to Rs for purpose of constructing a single family dwelling on property located in Parcel B in SW $\frac{1}{4}$, NW $\frac{1}{4}$, and SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 4, T-82N, R-4W, in Pioneer Township, consisting of 1.14 acres more or less. Mr. and Mrs. Scott Duecker, buyers were present. Plan is to replace existing house on property. No written objections had been received. Concerned adjoining property owners Marcella Koutny, Kenny Jilovec, Wayne Youngblood, Arlene Jilovec, questioned Dueckers and Johnson. After much discussion Glick moved, Schuett seconded approval. Ayes 4.

Minutes of March 22 meeting were read and approved. Bowie entered the meeting. After a break members worked on revisions to the Cedar County Zoning Ordinance

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

March 9, 1995

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, March 22, 1995, 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. Charles and Judy Franks, Mt. Vernon (Owners) - Requesting approval of a Preliminary Plat of Survey for a three (3) lot subdivision for the purpose of constructing single family dwellings on property zoned "Rs" Suburban Residential, located in the NE 1/4, SW 1/4, Section 19, T-82N, R-4W, in Pioneer Township, consisting of 6.86 acres more or less.
2. Charles and Judy Franks, Mt. Vernon (Owners) - Requesting a change in zoning from "Rs" Suburban Residential to "Aa" Agricultural on property to be used for agricultural purposes, located in the NE 1/4, SW 1/4, Section 19, T-82N, R-4W, in Pioneer Township, consisting of 16.23 acres more or less.
3. Donald K. Norton and Donald L. Norton, Wilton (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed seventeen (17) lot subdivision located in the NE 1/4, SW 1/4 and the NW 1/4, SE 1/4, Section 34, T-79N, R-1W, in Farmington Township, consisting of 24.60 acres more or less.
4. Donald K. Norton and Donald L. Norton, Wilton (Owners) - Requesting approval of a Preliminary Plat of Survey for a seventeen (17) lot subdivision located in the NE 1/4, SW 1/4 and the NW 1/4, SE 1/4, Section 34, T-79N, R-1W, in Farmington Township, consisting of 24.60 acres more or less.

5. Scott and Carolyn Oakes, Naperville, Illinois (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed five (5) lot subdivision located in the NW 1/4, Section 4, T-82N, R-4W, in Pioneer Township, consisting of 22.86 acres more or less.
6. Scott and Carolyn Oakes, Naperville, Illinois (Owners) - Requesting approval of a Preliminary Plat of Survey for a five (5) lot subdivision located in the NW 1/4, Section 4, T-82N, R-4W, in Pioneer Township, consisting of 22.86 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

March 22, 1995

The Cedar County Planning and Zoning Commission held a Public Hearing March 22, 1995 at the Courthouse, Tipton, IA at 6:30 p.m. Present: Bowie, Brown, Glick, Millett, Pruess, Penningroth, Schuett, Zoning Administrator La Rue and Jim Gonyier, Management Advisor.

Chairperson Penningroth called the meeting to order. Pruess moved, Brown seconded minutes of last meeting be read after the hearing. Ayes 5.

1. Charles and Judy Franks, owners, Mt. Vernon, were present requesting approval of Preliminary Plat of Survey for a three lot subdivision for the purpose of constructing single family dwellings on property zoned Rs located in NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 19, T-82N, R-4W in Pioneer Township, consisting of 6.86 acres more or less. No objectors were present, nor any written objections on file. A letter from County Engineer, Mark Nahra, was read regarding road within the proposed plat. Daniel Johnson, surveyor was present to discuss the situation. Nahra recommends adding a cul-de-sac and correcting a curve on the plat. After discussion Bowie moved, Pruess seconded approval providing all recommended changes be made. Ayes 6.

2. Charles and Judy Franks then requested change in zoning from Rs to Aa on property to be used for agricultural purposes east of the three lot subdivision on above described legal description. No objectors, written or verbal were present. After discussion Brown moved, Schuett seconded approval. Ayes 6.

3. Donald K. Norton and Donald L. Norton, Wilton were present requesting a change in zoning from Aa to Rs for the

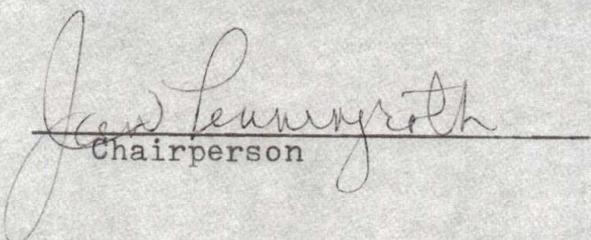
purpose of constructing single family dwellings on a proposed 17 lot subdivision located in the NE $\frac{1}{4}$, SW $\frac{1}{4}$ and the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 34 T-79N, R-1W, in Farmington Township, consisting of 24.60 acres more or less. There were no objectors - written or verbal. A letter from the city of Durant stated that the city of Durant does not have extra territorial zoning. A letter from the Durant country club stated the club has no objection to the proposed zoning on property which adjoins theirs. Mike Hart (Hart Engineering) was also present. A letter from County Engineer, Nahra, was read pointing out discrepancies between the legal description and the plat. Letter also stated that road within sub-division will be dedicated to the county. and must meet secondary road requirements of the county, and that drainage system be changed so that water drains into road ditches rather than onto lots. After discussion Pruess moved approval - motion died for lack of second. Bowie then moved, Pruess seconded, approval citing Article VI, I-A of the zoning ordinance that no lots be located within $\frac{1}{4}$ mile, 1320 feet, of the South fence of an existing livestock facility Ayes 5. Nays 1

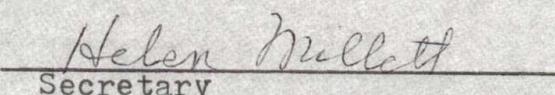
4. The Nortons then requested approval of Preliminary Plat of Survey for above described property. Pruess moved, Schuett seconded approval subject to changes in road and above described motion regarding livestock facility. Ayes 5 Nays 1

5. Scott and Carolyn Oakes, Naperville, Illinois, Owners were represented by Daniel Johnson, requesting a change in zoning from Aa to Rs for the purpose of constructing single family dwellings on a proposed 5 lot subdivision located in NW $\frac{1}{4}$, Section 4,

T-82N, R-4W, in Pioneer Township consisting of 22.86 acres more or less. No written objections were on file. La Rue stated concerns of ground water contamination due to sandy nature of the soil. Letter from County Engineer Nahra stated the first plat of said property appeared to be correct, but there were errors in the second plat and recommended changes to the access of lot 5. Mrs. Edward Koutny spoke for herself, her husband, son and daughter-in-law adjoining land owners, regarding terraces built previously on property in question and water run off. Arlene Jilovec expresses concern about the natural springs which exist on the property. Keith Jilovec questioned the existence of the terraces and how they would affect the property if houses were built. Rick Springsteen questioned the advisability of building in that location and Wayne Youngblood stated that a fault line runs through the property and also mentioned the sandy soil condition. After much discussion Brown moved, Millett seconded disapproval because the proposed rezoning does not fit in with the County Comprehensive Plan and the soils are not suitable for building. Ayes 5. Abstentions 1. As the request was denied P and Z Commission did not consider item 6 - Preliminary Plat.

Minutes of March 1 meeting were read and corrections made. Meeting adjourned 9:15 and after break members continued working on revision of Cedar County Zoning Ordinance.


Lew Penningroth
Chairperson


Helen Millett
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

March 20, 1995

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

Wednesday, March 22, 1995 - 7:30 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the March 1, 1995, meeting.
- II. Review of proposed changes to proposed Chapters 7, 8 & 9.
- III. Discussion and conclusion.

March 1, 1995

The Cedar County Planning and Zoning Commission held a Public Hearing on March 1, 1995, at the Courthouse, Tipton, Iowa, at 6:30 p.m. Members present were Bowie, Brown, Glick, Millett, Pruess, Penningroth, Schuett, Zoning Administrator La Rue and Jim Gonyier, Management Advisor.

Chairperson Penningroth called the meeting to order and La Rue read the minutes from the last meeting held on January 17, 1995. Minutes were approved as written.

The Commission members then reviewed the following petitions:

1. Michael and Debra Cook, Tipton (Owners) - Mr. & Mrs. Cook were present seeking a change in zoning from "Aa" to "Rs" for the purpose of constructing single family dwellings on a proposed nine lot subdivision located in Lot C, in the SW 1/4, Section 1, T-80N, R-3W, in Center West Township, consisting of 13.00 acres more or less. Stuart Werling, attorney representing the Cook's, then presented the proposed plat for the nine lot subdivision of Orchard Hills. He stated that the Cook's are first requesting that the property be rezoned to "Rs" Residential so that they may proceed with the subdivision. He stated that the obvious issue being raised is the airport glide path. He informed the members that the airport is licensed to the City of Tipton and that there is presently no ownership right by the City of the glide path area, nor an easement. He stated what the FAA prefers is that the authority who owns the airport acquires their protection of the glide path area,

either by purchase of ground or by purchase of easement which would avoid the existing problem. The governmental agencies now claim rights over this land, of which were not recorded in the real estate records in the Recorder's Office. He stated that since these records were not recorded it was impossible to find. Therefore, what he and his clients are requesting at this time is approval of the application for rezoning so that they can proceed with the subdivision and work out the problem with the City of Tipton. Mr. Werling stated that he feels the County does not have a personal ~~b~~ state in whether or not the City's airport license is protected or not and should be a matter between the Cook's and the City of Tipton. He felt that the County should refer this matter back to the City of Tipton by approving the rezoning petition and forcing it back to the city. Lots 6 through 8 are the lots in the proposed subdivision which are in question regarding the glide path. Mr. Werling stated that there is enough area out of the glide path in Lots 6 & 8 to easily build homes. The only lot affected is Lot #7 and they estimate that there is 35 feet of area beneath the protected glide path which would allow a one story building to be built. Sterling Benz, speaking as the county's representative, suggested that the focus of this petition is to rezone the property and not to enforce the airport zoning ordinance. He informed the commission members that they have to decide whether the petition to rezone and the classification of use, as they see it, is in the health, welfare and benefit of the

public at large in Cedar County. He stated that their consideration should be based on the zoning ordinance which provides their authority with respect to the petition. He stated that their determination should be made without respect to what the City of Tipton's Zoning Commission may or may not do. Stuart Werling then stated that rezoning is not subject to the approval of the City, only the subdivision. A subdivision within the two mile radius of the city limits has to be acted upon by the city and the city then merely recommends to the county whether to approve or disapprove. Questions regarding the septic systems and water supply were also addressed. After considerable discussion, Bowie made a motion, and Pruess seconded, that the Zoning Commission recommend to the Supervisors that they not approve this rezoning until such time as the city does resolve the flight path problem. The concerns of the Zoning Commission were regarding building in the flight path and suitability of land for sewer installation. Ayes all.

2. The Preliminary Plat of Survey submitted by the Cook's was not acted upon since the rezoning request was not approved.
3. Peter & Margo Greiner and Rita Wendler, RR, Lisbon (Owners) - Peter Greiner was present representing himself, Margo and Rita Wendler requesting a change in zoning from "Aa" to "Rs" for the purpose of constructing single family dwellings on a proposed three lot subdivision located in Lot 1 in the NE 1/4, NW 1/4, Section 18, T-82N, R-4W, in Pioneer Township,

consisting of 3.381 acres more or less. No written or verbal objections were on file. Mr. Greiner explained to the members that the proposed three lot subdivision would add to the existing six lot subdivision which was approved in 1993.

Mr. Greiner stated that there will be a public dedication of the road. La Rue expressed his concern about Lot #2 regarding required space for a septic system and the odd shape and slope of the lot. After further discussion, Glick made a motion to recommend to the Board of Supervisors that this rezoning request from "Aa" to "Rs" be approved. Schuett seconded approval. Ayes 6 with Brown voting nay.

4. Peter & Margo Greiner and Rita Wendler, RR, Lisbon (Owners) - Mr. Greiner was requesting approval of a Preliminary Plat of Survey for the three lot subdivision listed above. After a brief discussion, Pruess made a motion to recommend approval to the Board of Supervisors of the Preliminary Plat for the subdivision. Ayes 6 with Brown voting nay.

5. Thomas & Juanita Hearst, RR, Tipton (Owners) - Mr. & Mrs. Hearst were present requesting a change in zoning from "Ch" to "Rs" for the purpose of constructing single family dwellings on Lots 1-17, 19 and 20 of a proposed twenty lot subdivision located in Government Lot 3 in the NE 1/4, SE 1/4, Section 12, T-79N, R-3W, in Rochester Township, consisting of 32.40 acres more or less. No written or verbal objections were on file. Glen Meisner from MMS Consultants, representing the Hearst's, next introduced himself to the members. Mr. Meisner explained the

revised plat of the proposed subdivision and the location of same. Discussion followed regarding concerns of the road.

Mark Nahra, County Engineer, was also present and expressed his concern regarding subdivisions which were allowed to get by with substandard road systems. Mr. Nahra informed the members that his recommendation would be that whenever the residents of a subdivision can not access from an existing road, the road be designed as a county road.

A gas pipeline crosses the property near the proposed road but Mr. La Rue stated that nothing had been received from Mid America Pipeline Company. Mr. La Rue made a recommendation that only a few wells be drilled to serve the subdivision. Mr. and Mrs. John Zaruba, adjoining neighbors who have a hog confinement operation, were present and expressed their concern regarding problems which may arise due to odors originating from their operation.

Discussion followed regarding septic systems and wells on the subdivision lots. Mr. Meisner explained to the members that the lot sizes may need to be increased to accomodate the well and sewer but no proposed lots will be made smaller.

After a lengthy discussion on these matters, Bowie made a motion to recommend the rezoning request to the Board of Supervisors providing that: 1. No residences be built within one quarter mile (1,320 feet) of existing hog facilities; 2. A twenty-four foot road top be constructed on a 66 foot right-of-way with turning radii to be adequate to allow expected service vehicles; 3. Petitioners abide

by all existing restrictions regarding pipeline which crosses the property. Glick seconded the motion. Ayes 6 & nays 1.

6. Thomas and Juanita Hearst, RR, Tipton (Owners) - Requesting approval of a Preliminary Plat of Survey for a twenty (20) lot subdivision listed in #5. After discussion, Pruess made a motion to recommend approval of the Preliminary Plat for the subdivision to the Board of Supervisors. Schuett seconded the motion. Ayes 6 and nays 1.

Meeting was adjourned at 8:40 p.m. and the members then continued to work on the revision of the Cedar County Zoning Ordinance.



Chairperson



Secretary

March 1 1995

The Cedar County Planning and Zoning Commission held a public hearing March 1, 1995 at the Courthouse, Tipton, Iowa at 6:30 p.m. Present Bowie, Brown, Glick, Millett, Penningroth, Pruess, Schuett, Zoning Administrator La Rue and Jim Gonyier, Management Advisor.

Chairperson Penningroth opened the meeting. La Rue read minutes of December Meeting. Approved.

1. Michael and Debra Cook, Tipton (owners) were present seeking change in zoning from Aa to Rs for the purpose of constructing single family dwellings on a proposed nine lot subdivision located in Lot C, in SW $\frac{1}{4}$, Section 1, T-80N, R-3W in Center West Township consisting of 13.00 acres more or less. Stuart Werling, attorney was present representing the Cooks. Sterling Benz, County Attorney was present. There were no written or verbal objectors.

Werling presented proposed plat and explained plans noting flight path of Tipton airport is over parts of three lots. Benz explained city of Tipton's involvement as regards airport and problems that could arise. After considerable discussion Bowie moved, Pruess seconded disapproving rezoning until city of Tipton has resolved the issue of the flight path. ^{Ayes 6} The concerns of the Zoning Commission were building in flight path and suitability of land for sewer installation.

As zoning request was disapproved, commission did not act on approval of Preliminary Plat of the Cooks.

3. Peter Greiner was present representing himself and Margo Greiner and Rita Wendler requesting a change in zoning from Aa to Rs for the purpose of constructing single family dwelling on a proposed three lot subdivision located in Lot 1, in NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township consisting of 3.381 acres more or less. Greiner explained this would add three lots to an existing 6 lots approved in 1994. No written or verbal objectors were present. After discussion Glick moved, Schuett seconded approval. Ayes 6. Nays 1.

4. Greiner also requested approval of Preliminary Plat for the subdivision. Pruess moved approval. Bowie seconded. Ayes 6 Nays 1

5. Thomas and Juanita Hearst, Tipton (owners) were present seeking a change in zoning from Sh to Rs for the purpose of constructing single family dwellings on Lots 1-17, 19 and 20 of a proposed twenty lot subdivision located in Government Lot 3 in NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 12, T-79N, R-3W, in Rochester Township, consisting of 32.40 acres more or less. Glen Meisner, attorney, was present representing the Hearsts. Mr. and Mrs. John Zaruba, were present as interested neighbors. Mark Nahra, County Engineer of Cedar County was present. No written or verbal objections were offered. Discussion with Nahra regarding the road followed, A gas pipeline crosses the property near the proposed road. Questions were raised as to the width and location of the road. Zarubas own a hog confinement operation nearby. Odor from the operation was discussed. After lengthy discussion on these matters, Bowie

sort of moved recommending to Supervisors rezoning providing that: 1. No residences be built within one quarter mile - 1320 feet-of existing hog facilities. 2. A twenty-four foot road top be constructed on a 66 foot right of way with turning radii be adequate to allow expected service vehicles. 3. Petitioners abide by all existing restrictions regarding pipe line which crosses the property. Glick sort of seconded. Ayes 6 Nays 1.

6. Thomas and Juanita requested approval of Preliminary Plat for the subdivision. Pruess moved, Schuett seconded approval.

Ayes 6 Nays 1

Meeting adjourned at 8:40 and members continued working on revision of the Cedar County Zoning Ordinance.

Janice Penney Roth
Chairperson

Helen Millett
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

February 21, 1995

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

Wednesday, March 1, 1995 @ 7:30 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the January 17, 1995, and February 2, 1995, meetings.
- II. Review of Article VIII (Chapter 8), page 24.
- III. Review of Article IX (Chapter 9), page 26 and the amendment from 11/19/81 on page 76 of the Amendments.
- IV. Review of Article X (Chapter 10), page 26 of the Zoning Ordinance.
- V. Discussion and Conclusion.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

February 17, 1995

LEGAL NOTICE

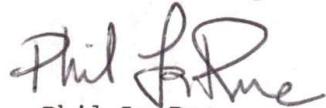
The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, March 1, 1995, at 6:30 p.m., in the Large Meeting Room in the Basement of the Courthouse, Tipton, Iowa.

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

1. Michael & Debra Cook, Tipton (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed nine (9) lot subdivision located in Lot C, in the SW 1/4, Section 1, T-80N, R-3W, in Center West Township consisting of 13.00 acres more or less.
2. Michael & Debra Cook, Tipton (Owners) - Requesting approval of a Preliminary Plat of Survey for a nine (9) lot subdivision located in Lot C, in the SW 1/4, Section 1, T-80N, R-3W, in Center West Township consisting of 13.00 acres more or less.
3. Peter & Margo Greiner and Rita Wendler, RR, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed three (3) lot subdivision located in Lot 1, in the NE 1/4, NW 1/4, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 3.381 acres more or less.
4. Peter & Margo Greiner and Rita Wendler, RR, Lisbon (Owners) - Requesting approval of a Preliminary Plat of Survey for a three (3) lot subdivision located in Lot 1, in the NE 1/4, NW 1/4, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 30381 acres more or less.
5. Thomas & Juanita Hearst, RR, Tipton (Owners) - Requesting a change in zoning from "Ch" Highway Commercial to "Rs" Suburban Residential for the purpose of constructing single family dwellings on Lots 1 - 17, 19 and 20 of a proposed twenty (20) lot subdivision located in Government Lot 3, in the NE 1/4, SE 1/4, Section 12, T-79N, R-3W, in Rochester Township, consisting of 32.40 acres more or less.

6. Thomas & Juanita Hearst, RR, Tipton (Owners) - Requesting approval of a Preliminary Plat of Survey for a twenty (20) lot subdivision located in Government Lot 3, in the NE 1/4, SE 1/4, Section 12, T-79N, R-3W, in Rochester Township, consisting of 32.40 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

February 6, 1995

LEGAL NOTICE

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, February 15, 1995, 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. Michael & Debra Cook, Tipton (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed nine (9) lot subdivision located in Lot C, in the SW $\frac{1}{4}$, Section 1, T-80N, R-3W, in Center West Township consisting of 13.00 acres more or less.
2. Michael & Debra Cook, Tipton (Owners) - Requesting approval of a Preliminary Plat of Survey for a nine (9) lot subdivision located in Lot C, in the SW $\frac{1}{4}$, Section 1, T-80N, R-3W, in Center West Township consisting of 13.00 acres more or less.
3. Peter & Margo Greiner and Rita Wendler, RR, Lisbon (Owners) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of constructing single family dwellings on a proposed three (3) lot subdivision located in Lot 1, in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 3.381 acres more or less.
4. Peter & Margo Greiner and Rita Wendler, RR, Lisbon (Owners) - Requesting approval of a Preliminary Plat of Survey for a three (3) lot subdivision located in Lot 1, in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 3.381 acres more or less.
5. Thomas & Juanita Hearst, RR, Tipton (Owners) - Requesting a change in zoning from "Ch" Highway Commercial to "Rs" Suburban Residential for the purpose of constructing single family dwellings on Lots 1 - 17, 19 and 20 of a proposed twenty (20) lot subdivision located in Government Lot 3, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 12, T-79N, R-3W, in Rochester Township, consisting of 32.40 acres more or less.

6. Thomas & Juanita Hearst, RR, Tipton (Owners) - Requesting approval of a Preliminary Plat of Survey for a twenty (20) lot subdivision located in Government Lot 3, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 12, T-79N, R-3W, in Rochester Township, consisting of 32.40 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

February 6, 1995

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

Wednesday, February 15, 1995 - 7:30 p.m.

- I. Review of proposed changes to the Cedar County Zoning Ordinance from the January 17, 1995, and February 2, 1995, meetings.
- II. Review of Article VIII (Chapter 8), page 24.
- III. Review of Article IX (Chapter 9), page 26 and the amendment from 11/19/81 on page 76 of the Amendments.
- IV. Review of Article X (Chapter 10), page 26 of the Zoning Ordinance.
- V. Discussion and Conclusion

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

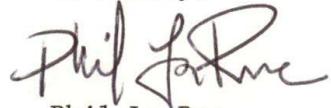
February 9, 1995

Dear Cedar County Planning and Zoning Commission Members

Enclosed please find a copy of the Mathews Memorial Municipal Airport Zoning Resolution and Ordinance. This information may prove useful when hearing Mike Cook's proposed 9 lot subdivision located out by the airport on February 15, 1995.

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

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

Encl.

January 17, 1995

The Cedar County Planning and Zoning Commission held a public hearing January 17, 1995 at the Courthouse, Tipton, Iowa at 6:30 p.m. Present: Jim Bowie, new member Joel Brown, Larry Glick, Helen Millett, Jan Penningroth, Dave Schuett, Zoning Administrator La Rue and Management Advisor Jim Gonyier. Absent: Dennis Pruess.

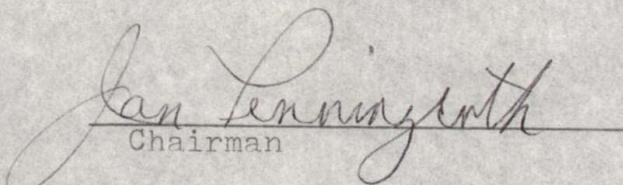
La Rue presided over election of new Chairperson. Bowie nominated, Millett seconded Penningroth be named. Ayes 5

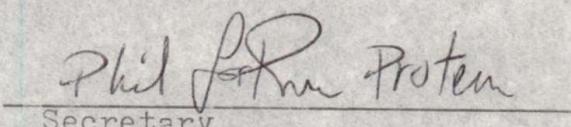
Chairman Penningroth opened the meeting. Minutes of December meeting read and approved as read.

1. Carlyle Mahannah, RFD Tipton (owner) requested a change in zoning from Aa to Rs for the purpose of placing a mobile home on property located in Lot C of Government Lot 3, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 28, T-81N, R-4W, in Cass Township, consisting of 5.20 acres more or less. John Crowley, Roman and Juanita Tanner were present to explain the need for a mobile home. No written or verbal objections were on file. After discussion Glick moved, Bowie seconded approval. Ayes 4. Brown abstained.

Meeting adjourned at 7:00 p.m.

Members continued working on amendments to the Cedar County Zoning Ordinance.


Jan Penningroth
Chairman


Phil or Pam Protom
Secretary

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

January 9, 1995

LEGAL NOTICE

The Cedar County Planning & Zoning Commission will be conducting a Public Hearing on Tuesday, January 17, 1995, 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. Carlyle Mahannah, RFD, Tipton (Owner) - Requesting a change in zoning from "Aa" Agricultural to "Rs" Suburban Residential for the purpose of placing a mobile home on property located in Lot C of Government Lot 3, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 28, T-81N, R-4W, in Cass Township, consisting of 5.20 acres more or less.

At this time, the Commission shall also consider the following proposed Amendments to the Cedar County Zoning Ordinance #10:

Article III, Definitions

Delete Paragraph 47 - Junk or Salvage Yard: Any area where waste, discarded or salvaged material are bought, sold, exchanged, baled, or packed, disassembled, kept, stored, or handled, including house wrecking yards, auto wrecking activities, used lumber yards and places or yards for storage, of salvaged building materials and structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building and not including pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, or salvaged materials incidental and necessary to manufacturing operations and not including contractor's storage yards.

Article III, Definitions

Add Paragraph 47 - Junk or Salvage Yard: Any area where waste, discarded or salvaged material are bought, sold, exchanged, baled, or packed, disassembled, kept, stored, or handled, including house wrecking yards, auto wrecking activities, used lumber yards and places or yards for storage of salvaged building

materials and structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building and not including pawn shops and establishments for the sale, purchase or storage of used furniture and household equipment. Used cars in operable condition, with current registration or legally placed in storage, or salvaged materials incidental and necessary to manufacturing operations and not including contractor's storage yards, are not included.

The presence on any lot, parcel, or tract of land of three or more vehicles, which for a period exceeding thirty (30) days have not been capable of operating under their own power, or from which parts have been removed for reuse, salvage or sale, shall constitute a junk yard.

Article III, Definitions

Delete Paragraph 71 - Parking Space: An area of not less than two hundred (200) square feet plus necessary maneuvering space for the parking of a motor vehicle. Space for maneuvering, incidental to parking or unparking, shall not encroach upon any public right-of-way.

Article III, Definitions

Add Paragraph 71 - Parking Space, Off-Street: An area of not less than two hundred (200) square feet plus necessary maneuvering space for the parking of a motor vehicle outside the public right-of-way. Space for maneuvering, incidental to parking, shall not encroach upon any public right-of-way. For handicapped parking, such space shall not be less than required by the State of Iowa Administrative Rules. See Article XVI (Off-Street Parking and Loading) of the Cedar County Zoning Ordinance.

Article XVI, Off-Street Parking And Loading

Section 1. General Provision:

Add Paragraph E - Use: All motor vehicles, operable or not, parked outside a building, shall be parked in an off-street parking space as defined in Article III of the Cedar County Zoning Ordinance and subject to the provisions herein.

Add Paragraph F - Number of Vehicles: The number of motor vehicles, operable or not, parked outside a building on a particular premises shall not exceed the number of motor vehicle parking spaces required herein for that premises.

Add Paragraph G - Surface: All required off-street parking spaces shall be surfaced in a manner approved by the County Engineer, so as to provide a durable and dustless surface. All commercial or more intensive land uses will have a paved

parking space with material similar to the adjacent County road surface and constructed to meet the expected traffic. They shall be graded and drained to dispose of all surface water accumulated within the area, and shall be arranged and marked to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. All additional storm water runoff created because of the parking lot will be detained on premises in a manner acceptable to the County Engineer.

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

January 9, 1995

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

Tuesday, January 17, 1995 - 7:00 p.m.

- I. Discussion of the Cedar County Ordinance and its completion.
- II. Review of proposed changes to the Cedar County Ordinance from the December 13, 1994, meeting.
- III. Review of Article VI (Chapter 6), page 21 and the Amendment from 11/19/81 on page 75 of Amendments.
- IV. Review of Article VII (Chapter 7), page 23 and the Amendment from 11/19/81 on page 76 of Amendments.
- V. Discussion and Conclusion.

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

January 9, 1995

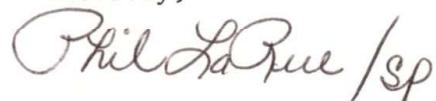
TO: CEDAR COUNTY PLANNING AND ZONING COMMISSION MEMBERS

Enclosed please find a highlighted copy of the proposed Zoning Ordinance up to the conclusion of the December 13, 1994, work session. All proposed changes are shaded in gray.

Please review the changes so that if there are any questions or comments, we can discuss them at the start of the meeting.

If you can not attend this meeting, please contact me at your earliest convenience.

Sincerely,



Phil La Rue
Zoning Administrator

PL:sp

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR

Cedar County Courthouse

Tipton, Iowa 52772

January 10, 1995

Joel Brown
342 Delta Avenue
Mechanicsville, Iowa 52306

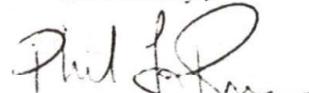
Dear Joel:

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, a Planning and Zoning Handbook and a copy of the portion of the Zoning Ordinance which the Commission has been working on.

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.

P.S. The Zoning Commission's January Meeting will be held on January 17, 1995, at 6:30 p.m., in the Courthouse.
(See enclosed Legal Notice)



E4Z

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

January 5, 1995

Joel Brown
342 Delta AVE
Mechanicsville, IA 52306

Dear Mr. Brown:

Please be advised that by motion of this Board, January 5, 1995, you were named to replace LeRoy Moeller, on the Cedar County Zoning Board. Your term will expire December 31, 1995. Your willingness to serve on this Board is greatly appreciated. We will advise Phil LaRue, 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
Ed Compton, Chairperson
Cedar County Board of Supervisors

EC:bjp