



Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

December 6, 2011

TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS

I am writing to inform you that there will not be a meeting of the Board of Adjustment during the month of December because no petitions have been received.

Have a great holiday season!!

Sincerely,

A handwritten signature in cursive script that reads "Phil La Rue /sl".

Phil La Rue
Zoning Administrator

PL:sl

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

November 17, 2011

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, November 17, 2011, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were Beyer, Penningroth, Lenker, Johnson and Hoy.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on October 27, 2011, were previously sent to the members. They were approved as presented. The Board members then considered the following petition:

1. Tipton Lions Club, Tipton (Leasee) and Marjean and Michael Mente, 1493 260th Street, Tipton (Leaser) - Requesting a variance of the maximum square foot requirement and of the required side yard requirements to allow placement of a 134 square foot public bulletin board located on property located in the NW ¼, of the SW ¼, of the NW ¼, Section 7, T-80N, R-2W, in Center West Township. Said property is currently zoned A-1 Agricultural District.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition and advised them to do their review in accordance with Chapter 17.18(3) and Chapter 5 of the Zoning Ordinance. He informed the members that public bulletin boards are a permitted use provided they don't exceed a certain square footage in the A-1 district. The letter received from County Engineer Rob Fangmann stated this is on paved route State Highway 38, therefore the IDOT has jurisdiction of this route, not Cedar County. The application applied for through the IDOT was approved. La Rue stated he does not have any objection on the front yard requirement provided it meets the minimum requirements for the state highway for setbacks.

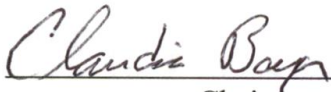
Keith Whitlatch, Secretary of the Tipton Lions, was present and informed the members that their project is to have a group community sign which will be 8' x 16'. Also present and in support of the Lions Club were Ron & Lois Salmonson, Judy Archer and Raldo Horman. The members were informed that the board will be larger than the pictured sign near Mechanicsville because they have 14 signs to put on it. Flat steel will be on the back side of the board for support and signs will be posted on one side only. The board will be placed on Highway 38 coming from the Interstate and will be about one half mile from South Street in Tipton on the right side of the road. La Rue stated he had received a call from Craig Weisrock, property owner to the north, asking if the sign will be illuminated. It was noted that it will not be illuminated. Mr. Whitlatch stated they will be petitioning the Board again in the future for approval of another sign location north of Tipton. He also stated they plan to put up another sign on the east side of Tipton which will be within the city limits. The sign is only for churches and service organizations and no commercial advertisement. Mr. Whitlatch stated the Lions help put up the signs but each organization will pay for their own sign. Mr. and Mrs. Salmonson stated the Lions Club sent out 16 letters and 14 responded. The sign board will have room for a total of 16 signs. The signs will all be manufactured signs and not homemade. Mr. Whitlatch informed the members the sign board will be placed between a current driveway and fence where there is a

grassy spot. There are no visibility problems. La Rue stated the side yard setback requirement is 5 feet and the identification sign is not to exceed 32 square feet which is why the Lions Club is requesting the variance. The area will be kept mowed and bushes will be planted around the sign. Mr. Whitlatch stated they would like to have the first sign up yet this fall. The request is for a 102 square feet variance on the sign size requirement and a variance of 3 feet on the side yard requirement.

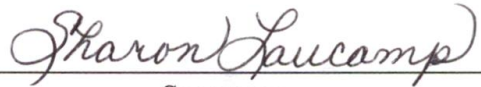
After a brief discussion, Lenker made a motion to grant the variances needed for construction of a public bulletin board to allow a side yard variance of 3 feet and a sign size variance to allow placement of a 134 square feet public bulletin board on the property and will be subject to annual review. Johnson seconded the motion. Ayes all.

Zoning Administrator La Rue then informed the members he has been in contact with Larry Siders and noted that little progress has been made on Mr. Siders' property.

With no further business to be discussed at this time, Penningroth made a motion to adjourn. Hoy seconded the motion. The meeting was adjourned at 3:25 p.m.



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp



Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

November 7, 2011

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, November 17, 2011, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

At this time, the Board will consider the following petition:

1. Tipton Lions Club, Tipton (Leasee) and Marjean and Michael Mente, 1493 260th Street, Tipton (Leaser) - Requesting a variance of the maximum square foot requirement and of the required side yard requirements to allow placement of a 134 square foot public bulletin board located on property located in the NW $\frac{1}{4}$, of the SW $\frac{1}{4}$, of the NW $\frac{1}{4}$, Section 7, T-80N, R-2W, in Center West Township. Said property is currently zoned A-1 Agricultural District.

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

A handwritten signature in black ink, appearing to read "P. D. LaRue".

Phil LaRue
Zoning Administrator

Copies sent out on 11/7/11 to the following:

1. Keith Whitlatch – 707 King Avenue, Stanwood, Iowa 52337 – **Certified**
 2. Marjean & Michael Mente Revocable Trust – 1493 260th Street, Tipton, Iowa 52772
 3. Keith, Ronald & Don Lamp – P.O. Box 422, Tipton, Iowa 52772
 4. Craig & Carrie Weisrock – 1326 Highway 38, Tipton, Iowa 52772
 5. Norman & Janet Ford – 1126 235th Street, Tipton, Iowa 52772
 6. Iowa Department of Transportation – Right-Of-Way Office, Attn: Steve Westrold,
800 Lincoln Way, Ames, Iowa 50010
 7. William B. Cies Trust – 8406 S. Delaware Street, Dixon, IL 61021-7902
-

Copy e-mailed to Tipton Conservative on 11/7/11 for Conservative
Copies sent to 5 Board of Adjustment members on 11/7/11
Copy e-mailed to Rob Fangmann, County Engineer on 11/7/11
2 File Copies
Copy for Bulletin Board

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

October 27, 2011

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, October 27, 2011, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were Beyer, Penningroth, Lenker and Johnson. Member absent was Hoy.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on August 25, 2011, were previously sent to the members. They were approved as presented. The Board members then considered the following petition:


1. Curtis and Carla Friis, 44 280th Street, West Branch (Owners) - Requesting an amendment to their Special Use Permit for Double "C" Kennels to allow for relocation of their existing pet boarding facility. Double "C" Kennels is located on property located in the NE ¼ of the NW ¼, Section 6, T-79N, R-4W, in Gower Township. Said property is currently zoned A-1 Agricultural District.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition and advised them to do their review in accordance with Chapter 17.18(2) of the Zoning Ordinance. The letter received from County Engineer, Rob Fangmann, stated this property is located on gravel route 280th Street and should have minimal impact on the existing infrastructure. Visitors are required to utilize the east drive for additional safety as approved in the previous petition request.

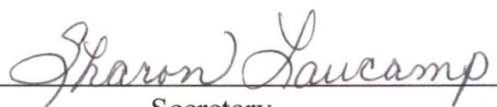
Carla Friis then informed the members their plan is to relocate their boarding kennel which is on the same side of the road behind their existing proposed building. She stated that their clients are currently instructed to use the first east entrance and feels it will be less confusing since the building will be right next to the gravel road. The Friis' stated they are actually relocating their business into another existing building on the property and away from the hog building. Carla stated they will adding one room specifically for cats and small animals and three extra boarding rooms for dogs. She stated they are asking for a total of 27 kennels for dogs and one cat room with an option to board 1 to 10 cats or small animals. She informed the members that the State Department of Agriculture has no objection to their request. She also stated they inspect her facility regularly. Carla stated they have been issued a license for 2012. The sewage will go into the existing pit system.

After a brief discussion, Penningroth made a motion to grant the amendment request to allow for the relocation of the existing pet boarding facility and allow a total of 27 boarding rooms for dogs and one cat boarding room to house up to a total of 10 cats, subject to annual review. Johnson seconded the motion. Ayes all.

With no further business to be discussed at this time, Penningroth made a motion for adjournment. Lenker seconded the motion. Meeting adjourned at 3:15 p.m.



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp



Tel: 563-886-2248

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
Tipton, Iowa 52772

October 10, 2011

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, October 27, 2011, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

At this time, the Board will consider the following petition:

1. Curtis and Carla Friis, 44 280th Street, West Branch (Owners) - Requesting an amendment to their Special Use Permit for Double "C" Kennels to allow for relocation of their existing pet boarding facility. Double "C" Kennels is located on property located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, T-79N, R-4W, in Gower Township. Said property is currently zoned A-1 Agricultural District.

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

Phil LaRue
Zoning Administrator

Copies sent out on 10/12/11 to the following:

1. Curtis & Carla Friis – 44 280th Street, West Branch, Iowa 52358 – **Certified**
2. Broadview Acres, Inc. – 292 290th Street, West Branch, Iowa 52358
3. Catherine M. Chase Trust – P.O. Box 100, Hills, Iowa 52235

Copy e-mailed to Tipton Conservative on 10/7/11 for Conservative & West Branch Times

Copy e-mailed to County Engineer on 10/12/11

5 Board of Adjustment members on 10/11/11

2 File Copies

Bulletin Board Copy



Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

September 14, 2011

TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS

I am writing to inform you that there will not be a meeting of the Board of Adjustment during the month of September because no petitions have been received.

Sincerely,

A handwritten signature in dark ink, appearing to read "Phil".

Phil La Rue
Zoning Administrator

PL:sl

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

August 25, 2011

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, August 25, 2011, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were Beyer, Hoy, Lenker, Penningroth & Johnson.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on July 28, 2011, were previously sent to the members. They were approved as presented. The Board members then considered the following petitions:

1. Tim Powers, "Powers Sports, LLC" 254B Adams Avenue, Lisbon (Owner) - Requesting approval of a Home Industry Permit to allow a firearms business at the above address located at Lot 21, Yankee Grove Part IV, in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 1.80 acres more or less. Said property is currently zoned R-1, Suburban Residential.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition and advised them to do their review in accordance with Chapter 15 of the Zoning Ordinance. The letter received from County Engineer, Rob Fangmann, stated this property is located on paved route Adams Avenue and should have minimal impact on the existing infrastructure.

Mr. Powers was present and informed the members his plan is to carry display guns around the state of Iowa like he has been doing for the last seventeen years for Whitetails Unlimited Banquets/Fund Raisers. He stated that new laws by ATF for gun transportation require him to get his own Federal Firearms License. He also informed the members the ATF did a walk through of his facility, went through all policies with him and was told he needed a letter from the Zoning Department stating it was approved for him to have a FFL. He also stated the building is protected by ADT security 24/7. He informed the members he will not open a shop for gun sales or repair and the business is only for the storage of guns.

After a brief discussion, Penningroth made a motion to grant the Home Industry Permit to allow the storage of guns on his property, subject to annual review. Hoy seconded the motion. Ayes all.

2. Cedar County Cooperative, 1546 Baker Avenue, West Branch (Owners) - Requesting an amendment to their Special Use Permit to allow for the placement of a 30,000 gallon anhydrous ammonia storage tank directly south of their two existing 12,000 gallon and one 30,000 gallon anhydrous tanks on property located in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T-80N, R-4W, in Gower Township, consisting of 20.00 acres more or less. Said property is currently zoned Ab Agricultural Business.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file and advised them to consider this petition in accordance with Chapter 17.18(2) of the Zoning Ordinance. The letter received from County Engineer, Rob Fangmann, stated this property is located on paved route Baker Avenue and should have minimal impact on the existing infrastructure.

Bob Young, Manager of the Cedar County Cooperative, was present and informed the members the reason for their request for the additional 30,000 gallon anhydrous ammonia storage tank is to minimize outages and add extra storage to service their customers. He stated their application is ready to go to the Iowa Department of Agriculture and Land Stewardship. He informed the members that the setbacks are well in excess of the requirements. The distance to the nearest residence is 900 feet, 850 feet to the radio tower and 400 feet from their own building. He stated the tanks are on concrete piers about three feet above ground and the valves are always locked. Security of the site was discussed. He informed the members an employee will be there during most daylight hours. He also stated that both of their sites are not near a highly populated area. He informed the members the tanks are full during the majority of the year.

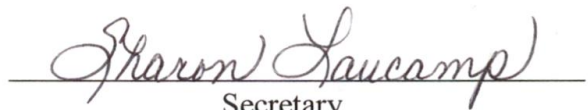
After further discussion, Johnson made a motion to approve the requested amendment to their Special Use Permit to allow the placement of an additional 30,000 gallon anhydrous ammonia storage tank at the site, subject to annual review. Lenker seconded the motion. Ayes all.

Zoning Administrator La Rue next read a letter he had received from Carla Friis regarding a new location for their boarding kennel, an increase in the number of pens and suites and a possible cat boarding room. The members agreed that she would have to return to the Board of Adjustment with her request.

With no further business to be discussed at this time, Penningroth made a motion to adjourn. Johnson seconded the motion. The meeting was adjourned at 3:30 p.m.



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp



Tel: 563-886-2248

OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse Tipton, Iowa 52772

August 5, 2011

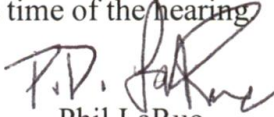
LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, August 25, 2011, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

- 1. Tim Powers, "Powers Sports, LLC" 254B Adams Avenue, Lisbon (Owner)-**
Requesting approval of a Home Industry Permit to allow a firearms business at the above address located at Lot 21, Yankee Grove Part IV, in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township, consisting of 1.80 acres more or less. Said property is currently zoned R-1, Suburban Residential.
- 2. Cedar County Cooperative, 1546 Baker Avenue, West Branch (Owners) -**
Requesting an amendment to their Special Use Permit to allow for the placement of a 30,000 gallon anhydrous ammonia storage tank directly south of their two existing 12,000 gallon and one 30,000 gallon anhydrous tanks on property located in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T-79N, R-4W, in Gower Township, consisting of 20.00 acres more or less. Said property is currently zoned Ab Agricultural Business.

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 LaRue
Zoning Administrator

Copies sent out on 8/9/11 to the following:

1. Tim Powers – 254B Adams Avenue, Lisbon, Iowa 52253 – **Certified**
2. Brian & Sonja Krob – 254A Adams Avenue, Lisbon, Iowa 52253
3. Eric & Stacy Krob – 254 Adams Avenue, Lisbon, Iowa 52253
4. Michael & Donna Herring – 258 Adams Avenue, Lisbon, Iowa 52253
5. Tim & Teresa Jamison – 250 Adams Avenue, Lisbon, Iowa 52253
6. Tim & Patricia Kniffen – 256 Adams Avenue, Lisbon, Iowa 52253
7. Wade & Julie Schultz – 253 Adams Avenue, Iowa 52253
8. Michael & Lynn Bergman – 225 Oak Ridge Dr. SE, Mt. Vernon, Iowa 52314
9. Andy & Gretchen Light – 253 Adams Avenue, Lisbon, Iowa 52253

-
1. Cedar County Cooperative – Attn: Robert Young, P.O. Box 192, Tipton, IA 52772 – **Certified**
 2. Kun Chae Bae Trust – 3654 Jarvis Avenue, Skokie, IL 60076
 3. Vivian & Keith Howard – 111 260th Street, West Branch, Iowa 52358
 4. Fobian Farms, Inc. – 3639 Oasis Rd. NE, West Branch, Iowa 52358
 5. Robert Jindrich – 79 265th Street, West Branch, Iowa 52358-8632

Copy e-mailed to Tipton Conservative on 8/8/11 for Conservative & West Branch Times
Copy e-mailed to County Engineer
5 Board of Adjustment members on 8/8/11
2 File Copies
Bulletin Board Copy

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

July 28, 2011

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, July 28, 2011, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were Johnson, Penningroth and Beyer. Members absent were Hoy and Lenker.

Chairperson Beyer called the meeting to order at 3:12 p.m. Minutes from the last meeting held on June 23, 2011, were previously sent to the members. They were approved as presented. The Board members then considered the following petition:

1. AgVantage Farm Service, 1600 8th Street SW, Waverly, IA (Lessee) and Murry and Renee Mente, 1309 Highway 130, Tipton, Iowa (Owners and Lessors) - Requesting a Special Use Permit authorizing an Agricultural Service Business for a bulk farm chemical station on property located in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$ and the NW $\frac{1}{4}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 7, T-79N, R-1W, in Farmington Township consisting of 4.00 acres more or less. Said property is currently zoned A-1 Agricultural District.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition and advised them to do their review in accordance with Chapter 17.18(2) of the Zoning Ordinance.

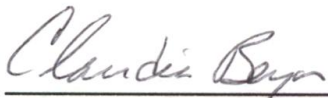
Tom Salrin, Market Development Representative for AgVantage FS, and Keith Stahl, Southern Region Operations Manager, were present and informed the members that their plans are to relocate a 30,000 gallon ammonia tank which was previously located in Bennett, IA, to this site as well as a propane tank in the southeastern portion of Cedar County. Mr. Salrin stated they will be located beyond the setback requirements from residences. He stated the tank will be installed according to regulations of the State Fire Marshall and Iowa Department of Agriculture. He also informed the members a security fence will be installed surrounding the area. Security lighting will also be installed. He stated the facility will not be manned 24/7 throughout the year and only during the busy times of the year (Spring & Fall). Mr. Salrin informed the members they would like to have the ammonia tank in by this fall so they can service the customers in the area. The propane tank will be put in next summer. He stated when they are moving the product there will be approximately a total of 40 truck loads spread over time during the spring and fall seasons. The property is located on a hard surface road. He stated they do not plan on a security warning system at this time. AgVantage will be leasing the property from Murry & Renee Mente. The letter from County Engineer, Rob Fangmann, stated the property is located on paved route F44 (290th Street) and should have minimal impact on the existing infrastructure. An approved entrance permit is on file in his office. The soil inventory was then discussed. La Rue stated he did an evaluation for the building site and crops. He stated the limitations for building are moderate. The CSR average on the soils are 86 on an average. He stated while this is a high CSR, there are grain bins close by and there is a

desirable aspect of moving the farm chemicals out of Bennett and into the rural area away from homes. He stated AgVantage does meet the setback requirements of Cedar County for the LP.

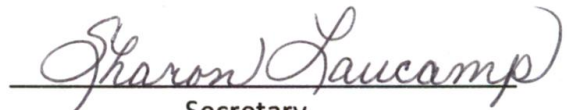
Robert & Arlene Scott, adjoining property owners, were present and stated they own the property on the corner of 290th Street and Spicer Avenue. Mrs. Scott expressed her concern about what it will do to their land value and how much danger they will be subjected to. La Rue stated that Cedar County is restricted from imposing any setbacks by state law on the sighting. The only setbacks AgVantage has to meet on the anhydrous is the State of Iowa Department of Agriculture regulations which AgVantage has exceeded. La Rue stated because of the prevailing winds and the lay of the land, an accident there is extremely remote with that distance. Mr. Stahl stated all of their employees are trained to react to any leaks and they have appropriate equipment on hand. He also informed the members that all valves and relief valves will be updated before the tank is installed. AgVantage itself will do close monitoring of the site. There will be safety breakaways on the risers which are required by the Iowa Department of Agriculture. Mr. Stahl stated the valves are designed for a certain flow and if they reach an excess over that, the valves will snap shut. He informed the members and the Scott's that if a leak should occur, a sign is posted with emergency phone numbers and one employee is less than 10 minutes away. He also stated they have a five year lease with 2 five year renewal periods on the property. La Rue then read sections from Chapter 17.18(2)e of the Zoning Ordinance.

After further discussion, Johnson made a motion to grant the Special Use Permit, subject to annual review. Penningroth seconded the motion. Ayes all.

With no further business to be discussed at this time, Penningroth made a motion to adjourn. Johnson seconded the motion. Meeting adjourned at 3:35 p.m.



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp



OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING
Cedar County Courthouse

July 1, 2011

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, July 28, 2011, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

At this time, the Board will consider the following petition:

1. AgVantage Farm Service, 1600 8th Street SW, Waverly, IA (Lessee) and Murry and Renee Mente, 1309 Highway 130, Tipton, Iowa (Owners and Lessors) - Requesting a Special Use Permit authorizing an Agricultural Service Business for a bulk farm chemical station on property located in the NE $\frac{1}{4}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$ and the NW $\frac{1}{4}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 7, T-79N, R-1W, in Farmington Township consisting of 4.00 acres more or less. Said property is currently zoned A-1 Agricultural District.

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

Phil LaRue
Zoning Administrator

Copies sent out on 7/5/11 to the following:

1. Wade Mittelstadt –AgVantage FS, 1600 8th St., P.O. Box 828, Waverly, IA 50677 – **Certified**
2. Murry & Renee Mente – 1309 Highway 130, Tipton, Iowa 52772
3. Stacey & Rachel Allen – 1850 290th Street, Wilton, Iowa 52778
4. Robert M. Glenny – 1860 Spicer Avenue, Wilton, Iowa 52778
5. Steven & Trisha Gradert – 1794 290th Street, Wilton, Iowa 52778
6. Theresa A. Griggs Living Trust Agreement – 17450 Meredith Drive, Clive, Iowa 50325
7. Bryce & Charlotte Healey – 2311 Ocean Avenue, Moscow, Iowa 52760
8. Barry & Melanie Langley – 314 Maple Boulevard, Wilton, Iowa 52778
9. Fred P. Paul – 518 East 2nd Street, Wilton, Iowa 52778
10. Robin & Andrea Schmidt – 1944 Spicer Avenue, Wilton, Iowa 52778
11. Robert & Arlene Scott – 1805 290th Street, Wilton, Iowa 52778

Copy e-mailed to Tipton Conservative on 7/1/11

Copy e-mailed to Advocate News on 7/1/11

5 Board of Adjustment members on 7/5/11

Copy e-mailed to County Engineer on 7/6/11

2 File Copies

Bulletin Board Copy

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

June 23, 2011

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, June 23, 2011, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were Beyer, Penningroth, Lenker, Hoy and Johnson.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on May 26, 2011, were previously sent to the members. They were approved as presented. The Board members then considered the following petition:

1. **Jerrad Pelzer, 1539 240th St., Tipton (Renter) & Ed & Molly Pelzer, 1531 240th St., Tipton (Owners)** – Requesting approval of a Home Industry Permit to allow a firearms business on the 1539 240th St. property located in the S ½, SE ¼, SW ¼, except Parcel A in Section 10, T-80N, R-2W, in Center East Township. Said property is currently zoned A-1, Agricultural District, consisting of 18.97 acres more or less.

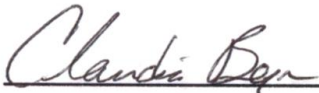
Zoning Administrator La Rue informed the members there were no written or verbal objections on file and advised them to consider this petition in accordance with Chapter 15 of the Zoning Ordinance.

Mr. Pelzer was present and advised the members he wishes open up a shop in his house mostly to transfer firearms for people. He will buy wholesale. He also stated people will purchase over the internet which have to be shipped to a federal firearms licensed dealer and he could then transfer them to the buyer. He stated he is not looking to go full time on this and that it is just a second little job. He does not plan to do any repair work or doing work as a gunsmith. He will have some firearms on hand. He has one vault in the dining room where he will also be doing all of the paperwork. He stated he will probably purchase another vault which will be put in the guest bedroom in the basement. He stated he may put out a small hanging sign and he was informed about a permit needed for same. La Rue questioned if people purchased a firearm on internet and then told them to ship it to Mr. Pelzer and it just appears, what his policy would be. Mr. Pelzer stated he wants a heads up notice. He also stated if a buyer wants a firearm to be mailed to him, a copy of his Federal Firearms License would be needed so he would have notification. The letter received from County Engineer, Rob Fangmann, stated this property is located on gravel route 240th Street and should have minimal impact on the existing infrastructure. He recommended that the permit require the owner to mow the ditches to the west in order to maintain the sight distance. Mr. Pelzer stated his customers will be able to park outside of the county road right-of-way. His driveway has plenty of space for parking. Board member Johnson expressed his concern about the visibility of the gun safe. Mr. Pelzer stated the guns will always be inside


the gun safe and no gun racks will be left out. He also informed the members that a prospective customer will go through a federal background check before any business is conducted. He informed the members he would like to be in business next week and will need a sales tax permit before he begins. He stated he will mainly deal in rifles and shotguns.

After a brief discussion, Penningroth made a motion to approve Mr. Pelzer's request for a Home Industry Permit subject to annual review and also subject to the County Engineer's request that the ditches be kept mowed. Johnson seconded the motion. Ayes all.

With no further business to be discussed at this time, Penningroth made a motion for adjournment. Lenker seconded the motion. Meeting adjourned at 3:15 p.m.



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp



Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY HEALTH DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

June 6, 2011

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, June 23, 2011, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

At this time, the Board will consider the following petition:

1. **Jerrad Pelzer, 1539 240th St., Tipton (Renter) & Ed & Molly Pelzer, 1531 240th St., Tipton (Owners)** – Requesting approval of a Home Industry Permit to allow a firearms business on the 1539 240th St. property located in the S ½, SE ¼, SW ¼, except Parcel A in Section 10, T-80N, R-2W, in Center East Township. Said property is currently zoned A-1, Agricultural District, consisting of 18.97 acres more or less.

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

A handwritten signature in black ink, appearing to read "P.D. La Rue".

Phil La Rue
Zoning Administrator

Copies sent out on 6/8/11 to the following:

1. Jerrad Pelzer – 1539 240th Street, Tipton, Iowa 52772 – **Certified**
2. Edward & Molly Pelzer – 1531 240th Street, Tipton, Iowa 52772
3. Oldham Farms, Inc. – 1495 240th Street, Tipton, Iowa 52772

Copy e-mailed to Tipton Conservative on 6/6/11

5 Board of Adjustment members on 6/9/11

Copy e-mailed to County Engineer on 6/6/11

2 File Copies

Bulletin Board Copy

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

May 26, 2011

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, May 26, 2011, in the Large Meeting Room of the Courthouse, Tipton, IA. Members present were Johnson, Beyer, Penningroth, Lenker and Hoy. County Engineer Rob Fangmann was also present.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on April 28, 2011, were previously sent to the members. They were approved as presented. The Board members then considered the following petitions:

1. Dick and Linda Brennan, 755 Cedar Valley Road, Tipton, IA (Owners) - Requesting a variance in accordance with Chapter 5C(2), Agricultural District, of the Cedar County Zoning Ordinance, Number 10, for the purpose of allowing placement and construction of a secondary farm dwelling further than 250 feet from an existing farm structure. The proposed building site is located in the NW ¼, SE ¼, Section 17, T-80N, R-3W, in Center West Township, on a farm consisting of more than 35.00 acres. Said property is currently zoned A-1 Agricultural District.

Zoning Administrator La Rue reminded the members that on November 18, 2010, the Brennan's went before the Board of Adjustment for the purpose of asking for a variance to construct a single family dwelling at a different site which was approved in accordance with Chapter 17.18(3) of the Zoning Ordinance. La Rue stated he would like the previous variance request be vacated. La Rue informed the members there were no written or verbal objections on file. The letter received from County Engineer Rob Fangmann stated the proposed site is located on paved route Cedar Valley Road and should have minimal impact on the existing infrastructure. Proper sight distance exists for the current entrance.

The Brennan's were present and informed the members that originally they were going to build on their side of the road but they now have come to an agreement of the proposed site which is a better spot to build on. The first location would have cut the farming fields in the middle. The proposed site has timber on three sides of it and is a small field. There is approximately 600 feet between the two sites. The County Engineer was present and stated the property is on a paved road and there is plenty of site distance. There is an existing field driveway. He stated he has no objection from the road standpoint. It was noted the proposed site exceeds the 250 feet requirement from existing farm structures.

After a brief discussion, Lenker made a motion to grant the variance to allow the Brennan's to build approximately 700 feet from the existing house and vacate the prior variance. Penningroth seconded the motion. Ayes all.

2. Tim and Erica Kahl, 2109 Hoover Highway, Lowden, IA (Owners) - Requesting approval of a variance of the required fifty (50) foot front yard setback requirement to allow construction of a single family dwelling on property located at 2109 Hoover Highway, Lowden,

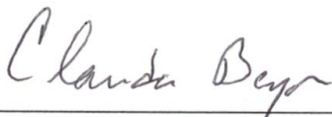
IA, in the SW ¼, SW ¼, Section 3, T-81N, R-1W, in Springfield Township, consisting of 5.91 acres more or less. Said property is currently zoned A-1 Agricultural District.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file and advised them the project is currently underway without the Board of Adjustment's approval and a building permit being issued. He stated there is a hog confinement on the property and, therefore, Parcel B can not be split apart from the hog confinement because of the requirements of the Zoning Ordinance.

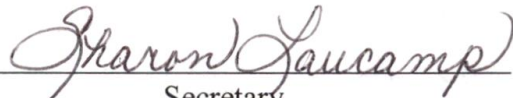
The Kahl's contractor, Dick Bullard, was present and stated it was his fault that a variance and a building permit were not previously obtained before he started construction on the house. He informed the members that he took the old house down and put the new house exactly where the old house sat. He stated the 50 foot setback won't work because of the elevation of the new house. He stated the Kahl's will need a variance of 9 feet. The new house will not be any closer than the prior house was. County Engineer, Rob Fangmann, stated that 9 feet is not going to make a difference. However, he stated if the county road was to be re-graded in the future, he would like it to be stated in the record that the petitioners would cooperate with right-of-way negotiations. He also stated that proper sight distance exists for the current entrance.

After further discussion, Johnson made a motion to grant the 9 foot variance request with the added condition that the land owners would cooperate with the Secondary Road Department for any road right-of-way negotiations and also subject to the requirement that the confinement and the house stay together under the same ownership. Penningroth seconded the motion. Ayes all.

With no further business to be discussed at this time, Penningroth made a motion to adjourn. Johnson seconded the motion. Meeting adjourned at 3:30 p.m.



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp



Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

May 9, 2011

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, May 26, 2011, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

- 1. Dick and Linda Brennan, 755 Cedar Valley Road, Tipton, IA (Owners) -** Requesting a variance in accordance with Chapter 5C(2), Agricultural District, of the Cedar County Zoning Ordinance, Number 10, for the purpose of allowing placement and construction of a secondary farm dwelling further than 250 feet from an existing farm structure. The proposed building site is located in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 17, T-80N, R-3W, in Center West Township, on a farm consisting of more than 35.00 acres. Said property is currently zoned A-1 Agricultural District.
- 2. Tim and Erica Kahl, 2109 Hoover Highway, Lowden, IA (Owners) -** Requesting approval of a variance of the required fifty (50) foot front yard setback requirement to allow construction of a single family dwelling on property located at 2109 Hoover Highway, Lowden, IA, in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 3, T-81N, R-1W, in Springfield Township, consisting of 5.91 acres more or less. Said property is currently zoned A-1 Agricultural District.

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 LaRue
Zoning Administrator

Copies sent out on 5/9/11 to the following:

1. Dick & Linda Brennan – 755 Cedar Valley Road, Tipton, Iowa 52772 – **Certified**
 2. Robert L. & Richard A. Brennan, Mary Ann Kemman & Deborah K. Schafer – 1148 220th St., Tipton, Iowa 52772
 3. Bradley & Jill Gaul – 308 E. 9th Street, Tipton, Iowa 52772
-

1. Tim & Erica Kahl – 2109 Hoover Highway, Lowden, Iowa 52255 – **Certified**
 2. Renate Port – 2129 Hoover Highway, Lowden, Iowa 52255
 3. Kevin & Beth Kahl – 1949 167th Street, Lowden, Iowa 52255
 4. Dwight & David Niermeyer Et Ali – 700 Hoover Highway, Lowden, Iowa 52255
 5. Richard & Maureen Krutzfeld – 2140 Hoover Highway, Lowden, Iowa 52255
 6. Henry Niermeyer – 2096 Hoover Highway, Lowden, Iowa 52255
-

Copy e-mailed to Tipton Conservative on 5/9/11 for Tipton Conservative & Sun News
5 Board of Adjustment members on 5/9/11
Copy e-mailed to County Engineer on 5/9/11
2 File Copies
Bulletin Board Copy



OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

April 4, 2011

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, April 28, 2011, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

- 1. Craig and Trudy Pearson, 1033 210th Street, Tipton, IA (Owners)** - Requesting approval of a Home Industry Permit to allow a tool sharpening business on property located on Lots A and B, in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 35, T-81N, R-3W, in Center West Township, consisting of 3.14 acres more or less. Said property is currently zoned A-1 Agricultural.
- 2. David and Joan Kabela, 239 290th Street, West Branch, IA, and Darlene Kabela, 255 290th Street, West Branch, IA, (Owners)** - Requesting approval of a variance of the required fifty (50) foot front yard setback requirement to allow construction of a single family dwelling on property located at 239 290th Street, West Branch, IA, in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 4, T-79N, R-4W, in Springdale Township. Said property is currently zoned A-1 Agricultural District.
- 3. Scott and Lisa Mosier, d.b.a., Mosier Seed Supply, Inc., 110 Meadow Lane, Tipton, IA (Contract Buyers) and Donn and Karoline Kleppe, 1253 150th Street, Stanwood, IA (Owners)** - Requesting a Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property located at 462 Highway 38, Stanwood, IA, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 30, T-82N, R-2W, in Dayton Township consisting of 4.00 acres more or less. Said property is currently zoned A-1, Agricultural District.

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 LaRue
Zoning Administrator

Copies sent out on 4/6/11 to the following:

1. Craig & Trudy Pearson – 1033 210th Street, Tipton, Iowa 52772 – **Certified**
 2. Greg & Sandra Brown – 1027 210th Street, Tipton, Iowa 52772
 3. James & Linda France – P.O. Box 138, Boulder Jct., WI 54512-0138
 4. Hazel Blake LE & Et Ali – C/O Mary Ellen Ford, 2526 N. Empire Avenue, Loveland, CO 80538-3022
-

1. David & Joan Kabela – 239 290th Street, West Branch, Iowa 52358 – **Certified**
 2. Darlene Kabela – 255 290th Street, West Branch, Iowa 52358
 3. William & Ruth Langenberg Revocable Trust – 3010 Sycamore St., Iowa City, Iowa 52240-9135
 4. Lorene Pearson LLC – C/O Janet L. Wolf, 403 W. Orange Street, West Branch, IA 52358-9709
-

1. Scott & Lisa Mosier – 110 Meadow Lane, Tipton, Iowa 52772 – **Certified**
 2. Donn & Karoline Kleppe – 1253 150th Street, Stanwood, Iowa 52337
 3. Leonard R. Weiland Residuary Trust – 410 Highway 38, Stanwood, Iowa 52337
 4. Richard Tenley – 681 120th Street, Mechanicsville, Iowa 52306
-

Copy e-mailed to Tipton Conservative on 4/4/11 for Tipton Conservative , Sun News & West Branch Times

5 Board of Adjustment members on 4/6/11

2 File Copies

Copy for Bulletin Board

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

April 28, 2011

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, April 28, 2011, in the large meeting room of the Courthouse, Tipton, IA. Members present were Beyer, Hoy, Johnson, Lenker, and Penningroth. Also in attendance were Assistant County Engineer Richard Kordick and Zoning Administrator LaRue.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on November 18, 2010, were previously sent to the members. With no comments by the Board, the minutes were accepted as written, The Board then considered the following petitions:

1. Craig and Trudy Pearson, 1033 210th Street, Tipton, IA (Owners)- Requesting approval of a Home Industry Permit to allow a tool sharpening business on property located on Lots A and B, in the SE ¼, NW ¼, Section 35, T-81N, R-3W, in Center West Township, consisting of 3.14 acres more or less. Said property is currently zoned A-1 Agricultural.

Zoning Administrator LaRue stated there were no objections on file and advised the members to consider this petition in accordance with Chapter 15 of the Cedar County Zoning Ordinance.

The petitioners, Craig and Trudy Pearson were present for this hearing. Mr. Pearson explained his plans for a part time tool sharpening and grinding business in a small 17 foot by 20 foot accessory building on his property. Customers will park near the shop in the driveway which is estimated to be 600 feet long. The nearest neighbor, Greg Brown's residence is to the west about 300 feet away. The use of a rest room by the customers was raised. Mr. Pearson explained that he intends to deliver the finished work back to the customer so the use of the restroom in their home occasionally wouldn't be a problem. The letter from County Engineer, Rob Fangmann, was reviewed. He stated that there should be minimal impact on the existing infrastructure, and the existing driveway has sufficient sight distance for the requested permit. Mr. Pearson would like to have a small business sign. Chairperson Beyer noted that he was requesting a 3 foot by 5 foot sign. By Ordinance, a home industry sign is limited to only eight (8) square feet. Mr. Pearson did not have a problem with this. He was advised of the need to receive a permit prior to erecting the sign at least fifty (50) feet outside of the County right of way. Following additional discussion, Penningroth moved to approve the petition, subject to the sign restrictions of 8 square feet and annual review. Hoy seconded the motion. Ayes: all.

2. David and Joan Kabela, 239 290th Street, West Branch, IA, and Darlene Kabela, 255 290th Street, West Branch, IA, (Owner)- Requesting approval of a variance of the required fifty (50) foot front yard setback requirement to allow construction of a single family dwelling on property located at 239 290th Street, West Branch, IA, in the SE ¼,

SE ¼, SW ¼, Section 4, T-79N, R-4W, in Springdale Township. Said property is currently zoned A-1 Agricultural District.

Zoning Administrator LaRue stated there were no written or verbal objections on file and to consider this petition in accordance with Chapter 17.18(3) of the Cedar County Zoning Ordinance. LaRue explained that the A-1 Agricultural District requires a minimal front yard setback of fifty (50) feet from the road right of way. The petitioners, David and Joan Kabela, were present for this hearing. They explained their plan to replace the existing dwelling with a new structure, and that while surveying the property for mortgage purposes, they discovered that the site where the new dwelling (existing dwelling site) is too close to the county road right of way. They are requesting a setback of twenty five (25) feet, a variance of twenty five (25) feet, because of the existing well, power pole and fixed driveway. A Board member inquired why the county road right of way widens as it does at this location. Assistant County Engineer, Richard Kordick, explained that at one time the road was a State of Iowa highway before becoming the jurisdiction of Cedar County, and the need to be able to cut the back slope explained the widening of the right of way at that location. Engineer Kordick was asked if the County would ever change this right of way feature to align with the current county road. Mr. Kordick stated that the county does not intend to change the right of way line. Photos taken by the Kabela's as part of their petition were viewed by the Board members. The letter from County Engineer, Rob Fangmann, was reviewed. He stated that the County possesses additional right of way at this location in order to maintain the back slope of the roadway. He has no objections to the variance request as long as the new dwelling does not encroach any closer to the road right of way than the current situation. Following additional discussion, Johnson moved to approve the variance request of twenty five (25) feet, for a twenty five (25) foot setback, and not encroach closer to the County right of way line than the existing dwelling. Lenker seconded the motion. Ayes: all.

3. Scott and Lisa Mosier, d.b.a. Mosier Seed Supply, Inc., 110 Meadow Lane, Tipton, IA (Contract Buyers) and Donn and Karolyn Kleppe, 1253 150th Street, Stanwood, IA (Owners)- Requesting a Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property located at 462 Highway 38, Stanwood, IA, in the NW ¼, SW ¼, Section 30, T-82N, R-2W, in Dayton Township consisting of 4.00 acres more or less. Said property is currently zoned A-1, Agricultural District.

Zoning Administrator LaRue stated there were no written or verbal objections on file and to consider this petition in accordance with Chapter 17.18(2) of the Cedar County Zoning Ordinance. He explained to the Board that Agricultural Service Businesses are permitted in the A-1 District in Chapter 5D of the Zoning Ordinance. The petitioner, Scott Mosier, d.b.a. Mosier Seed Supply, Inc. was present for this hearing. Mr. Mosier explained that they have taken over the business previously operated by Robert Dircks, and would like to use this site for the business in which they sell Pioneer seed, specifically soybeans. The property has existing agricultural buildings. The dwelling was removed many years ago after a fire, and most of the existing buildings will also be removed to make room for the new pole building and storage bin construction. They plan to keep the wind break on the north side

of the property. Mr. Mosier explained that seed grain will be delivered and chemically treated on site, then stored in bins for sale from the site and delivery. The amount of chemical kept at the property will be minimal and no agricultural chemicals will be sold at the site. Because of the small quantity of chemicals used to treat soy beans and corn, no permit from the Iowa Department of Agriculture and Land Stewardship (IDALS) is required. He then explained that he is required to be licensed by the State of Iowa for the handling and application of agricultural chemicals. The site is subject to storm water management regulations of the Iowa Department of Natural Resources (IDNR) and an application has been filed with the IDNR. The existing water well on the property will be used for the business if acceptable for use.

A new septic system will also be constructed for the business staff at the office. The old existing septic system will be demolished. The drive way and parking areas will be graveled. Chairperson Beyer asked about the proximity of other accesses onto Highway 38 on adjoining property. Mr. Mosier explained that the closest access off this site is a field access about 500 feet away.

The soil inventory was next discussed. The property has two soil types which are Tama Silt Loam and Colo-Ely soil complex. Limitations for septic systems on the Tama soil are moderate, and severe due to high water table and slow water movement on the Colo-Ely soil(s). Building limitations are moderate on the Tama soil, and severe on the Colo-Ely soil(s) due to saturated soil. LaRue stated the CSR on the Tama soil is 95 points and 85 points on the Colo-Ely soil(s). The letter from the Stanwood Fire Department was reviewed. It stated that their department can and will provide fire and rescue service to this property. The letter from Cedar County Engineer, Rob Fangmann, was reviewed. He anticipates minimal impact on existing infrastructure, but wrote that the access is under the jurisdiction of the Iowa Department of Transportation (IDOT). The application for access has been filed with the IDOT. The Comprehensive Plan was then reviewed. It encourages orderly, compact development on hard surface roads, and to avoid removing agricultural land from production. Sign requirements were then reviewed. Ag-businesses are allowed a sign up to 32 square feet in area, subject to setbacks and permit requirements. With no additional discussion, Hoy moved to approve subject to appropriate signage and annual review. Penningroth seconded the motion. Ayes: all.

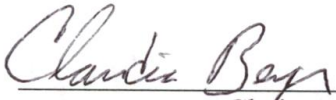
Discussion followed.

Zoning Administrator LaRue then provided the Board members with a copy of the amendments for Ordinance #47, C-WECS. This version of the amendments were read at Public Hearing on April 20, 2011, by the Planning and Zoning Commission, and recommended for approval to the Cedar County Board of Supervisors. LaRue reviewed the proposed amendments, and the comments given to him by the Board of Supervisors. The Board of Supervisors will be holding a Public Hearing on the proposed amendments to Ordinance #47, on May 5, 2011, at 8:30 a.m.

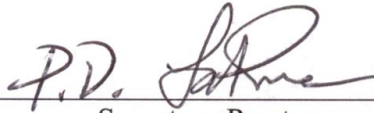
Zoning Administrator LaRue then presented the Board with a document from Acciona, West Branch, Iowa, in which they provided notice of intent to modify tower two of their approved commercial wind energy conversion system, C-WECS. See also S.U.P. #5910. The proposed change to this C-WECS is a tower 3.5 meters shorter (originally to be

100M tall) and made of steel instead of concrete. LaRue explained that using the proposed amended Ordinance #47, Section 5,D, the proposed modification would not require the Board to consider it as a significant material change. The Board was in agreement with this opinion and felt the material change is not significant enough to justify a hearing before them.

With no further business to be discussed at this time, the meeting was adjourned at 4:15 p.m.



Chairperson
Claudia Beyer



Secretary Pro-tem
Phil LaRue



Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

March 8, 2011

TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS

I am writing to inform you that there will not be a meeting of the Board of Adjustment during the month of March because no petitions have been received.

Sincerely,

Phil La Rue
Zoning Administrator

PL:sl

February 28, 2011

To: Whom it Needs.....
To: Phil LaRue

Just to let you know
that we will be closing
our store, "Sybil's General
Store" on March 12th
of 2011. We have enjoyed
our store and all of
our customers all of
these years. Duane will
still need to fix clocks.
Thank you very much.

"Sybil's General Store"
Duane and
Sybil Brockmeyer

"2011"





Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

February 8, 2011

TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS

I am writing to inform you that there will not be a meeting of the Board of Adjustment during the month of February because no petitions have been received.

Sincerely,

Phil La Rue
Zoning Administrator

PL:sl



Tel: 563-886-2248

OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
Cedar County Courthouse
Tipton, Iowa 52772

January 11, 2011

TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS

I am writing to inform you that there will not be a meeting of the Board of Adjustment during the month of January because no petitions have been received.

Sincerely,

Phil La Rue
Zoning Administrator

PL:sl

CEDAR COUNTY BOARD OF SUPERVISORS

Cedar County Courthouse

400 Cedar Street

Tipton, Iowa 52772-1750

Telephone: 563-886-3168

Fax: 563-886-3339

E-Mail: bos@cedarcounty.org

COPY

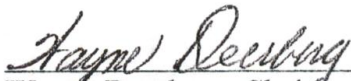
January 6, 2011

Ray Penningroth
1423 - 200th Street
Tipton, Iowa 52772

Dear Mr. Penningroth:

Please be advised, that by motion of this Board on January 3, 2011, you were appointed to another five-year term on the Zoning Board of Adjustment. The term will expire on 12-31-2015. Your willingness to serve on this Board is greatly appreciated.

Sincerely,



Wayne Deerberg, Chairperson

WD:bjp