



Tel: 563-886-2248

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

December 11, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of December because no petitions were filed.

**MERRY CHRISTMAS AND HAPPY NEW YEAR!!**

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

November 14, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of November because no petitions were filed.

Sincerely,



*Phil La Rue/sr*

Phil La Rue  
Zoning Administrator

PL:sl



Tel: 563-886-2248

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**  
Cedar County Courthouse

Tipton, Iowa 52772

October 9, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of October because no petitions were filed.

Sincerely,

*Phil La Rue /sl*

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

September 11, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of September because no petitions were filed.

Sincerely,



*Phil La Rue /sl*

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

August 13, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of August because no petitions were filed.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sl

### **LEGAL NOTICE**

The Cedar County Board of Supervisors has been petitioned to conduct a Public Hearing on August 6 and 9, 2012, at 9:00 a.m., in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Mark & Erica Christian, 1860 Snaggy Ridge Rd., Tipton, IA (Contract Buyers) and Marlin & Mary Christian, 1791 Snaggy Ridge Rd., Tipton, IA (Owners)** - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single family dwelling on property located in Lot B, in the SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 35, T-80N, R-3W, in Rochester Township consisting of 4.75 acres more or less.

At said Public Hearing, any person present, and so wishing, will be given the opportunity to be heard. However, the Board does request, but does not require, that any person who speaks also provide a short written summary or outline of the statement they give to be placed on file. Time will be allowed during the hearing for a person to prepare such documentation, if such time is needed. Any persons wishing a statement read into the hearing for them may file same with the County Auditor prior to the time of the hearing.

Cari Gritton  
Cedar County Auditor

Copies sent out on 7/23/12 to the following:

1. Mark & Erica Christian – 1860 Snaggy Ridge Road, Tipton, Iowa 52772 – **Certified**
2. Marlin & Mary Christian – 1791 Snaggy Ridge Road, Tipton, Iowa 52772
3. Gaylord & Lorene Mickle Trust – 1771 Snaggy Ridge Road, Tipton, Iowa 52772
4. Brian & Lori Thomas – 1792 Snaggy Ridge Road, Tipton, Iowa 52772
5. Lois Hanser – 1813 Snaggy Ridge Road, Tipton, Iowa 52772
6. Dorothy Thomas – 1817 King Avenue, Tipton, Iowa 52772

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Copy e-mailed to Tipton Conservative on 7/23/12

2 File Copies

1 Bulletin Board Copy

## CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

July 18, 2012

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, July 18, 2012, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Brown, Schroeder, Yutesler, Moylan, Schuett, Kohrt and Dornfeld.

Chairperson Brown called the meeting to order at 6:30 p.m. The members then reviewed the following petition:

1. **Mark & Erica Christian, 1860 Snaggy Ridge Rd., Tipton, IA (Contract Buyers) and Marlin & Mary Christian, 1791 Snaggy Ridge Rd., Tipton, IA (Owners) -**  
Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single family dwelling on property located in Lot B, in the SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 35, T-80N, R-3W, in Rochester Township consisting of 4.75 acres more or less.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file and advised them to do their review of this petition in accordance with Chapter 18.2(3) of the Cedar County Zoning Ordinance in making a recommendation to the Cedar County Board of Supervisors. La Rue stated the Comprehensive Plan does discourage scattered residential development when it will not support a full broad range of services. He stated there is a Lot A and Lot B which are approximately 5 gross acres each. Lot A is to the north and Lot B is to the south. La Rue informed the members that the owners live on Lot A and would like their son and his wife to live on Lot B. The letter on file from the County Engineer stated this property is located on gravel route Snaggy Ridge Road and should have minimal impact on the existing infrastructure. An approved entrance permit is on file in the Engineer's Office. The letter from the Tipton Fire Department stated they can provide emergency services and want adequate access to the property. La Rue stated limitations for building are moderate to severe. Septic system limitations are severe based on a slower percolate but he stated there are a lot of septic systems in these soils which are similar. He stated a septic system of some type could be installed. Agricultural farm crop limitations are severe and the average CSR is 51 points.

Mark Christian then informed the members their plan is to build a small residence on the south side of the timber area. Each lot will have their own well. La Rue stated the property was split in 1975. Adjoining property owners, Paul and Lois Hanser, were present and stated they were in support of the petitioners.

After a brief discussion, Moylan made a motion to recommend approval of the rezoning request from A-1 to R-1 to the Board of Supervisors. Dornfeld seconded the motion. Ayes all.

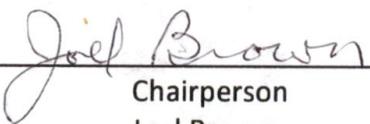
La Rue informed the members that Rodney & Julie Kress have decided not to build on the property which was rezoned from A-1 to R-1 at the April 2012 meeting. He stated the owner of the property did not want to go through the subdividing process. Therefore, the Zoning Commission will have to make recommendation to the Board of Supervisors to make sure the rezoning does not go on the books. La Rue stated the Zoning Commission will need to rescind the rezoning request and rezone the property back to A-1. He will check with the County Attorney regarding this matter.

Minutes from the last meeting held on April 18, 2012, were previously sent to the members. Schuett made a motion to approve the minutes as presented. Kohrt seconded the motion. Ayes all.

Zoning Administrator La Rue then suggested the members hold a meeting to discuss possible amendments to the Zoning Ordinance and Subdivision Ordinance. A brief discussion was held regarding some of La Rue's recommendations.

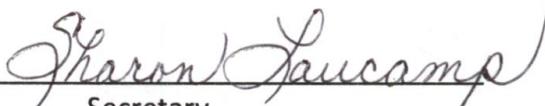
With no further business to be discussed at this time, Dornfeld made a motion to adjourn the meeting. Moylan seconded the motion. Ayes all. Meeting adjourned at 6:55 p.m.

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Chairperson  
Joel Brown

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Secretary  
Sharon Laucamp

C O P Y

DATE July 18, 2012

ORGANIZATION PLANNING & ZONING BOARD

CONTACT PERSON Phil LaRue

MEETING TIME WEDNESDAY, 6:30 P.M.

MEETING ATTENDANCE:

Phil LaRue

Joel Brown

Marlen Christian

Mary Chastain

Mark Chastain

Paul Hurn

Leis Thompson

Julie Schwedler

Jody Gatesler

Maury M. L.

David A. Schmitt

Carl H. Pohl

Judy Danner

Sharon Laucamp

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

July 9, 2012

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission has been petitioned to conduct a Public Hearing on Wednesday, July 18, 2012, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Mark & Erica Christian, 1860 Snaggy Ridge Rd., Tipton, IA (Contract Buyers) and Marlin & Mary Christian, 1791 Snaggy Ridge Rd., Tipton, IA (Owners)** - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single family dwelling on property located in Lot B, in the SW ¼, SW ¼, Section 35, T-80N, R-3W, in Rochester Township consisting of 4.75 acres more or less.

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



Phil LaRue  
Zoning Administrator

Copies sent out on 7/9/12 to the following:

1. Mark & Erica Christian – 1860 Snaggy Ridge Road, Tipton, Iowa 52772 – **Certified**
2. Marlin & Mary Christian – 1791 Snaggy Ridge Road, Tipton, Iowa 52772
3. Gaylord & Lorene Mickle Trust – 1771 Snaggy Ridge Road, Tipton, Iowa 52772
4. Brian & Lori Thomas – 1792 Snaggy Ridge Road, Tipton, Iowa 52772
5. Lois Hanser – 1813 Snaggy Ridge Road, Tipton, Iowa 52772
6. Dorothy Thomas – 1817 King Avenue, Tipton, Iowa 52772

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7 Zoning Commission members on 7/9/12

Copy e-mailed to Tipton Conservative on 7/9/12

Copy e-mailed to County Engineer on 7/6/12

2 File Copies

1 Bulletin Board Copy



Tel: 563-886-2248

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

June 4, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of June because no petitions were filed.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sl

April 23, 2012

**LEGAL NOTICE**

The Cedar County Board of Supervisors has been petitioned to conduct a Public Hearing on May 3 and 7, 2012, at 8:30 a.m., in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

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

**1. Rodney and Julie Kress, 825 Quincy Avenue, Clarence IA (Contract Buyers) and Lynco Farms, Inc., Marion, IA (Owner)**- Requesting a change in zoning from A-1, Agricultural District to R-1, Suburban Residential for the purpose of constructing a single family dwelling on property located in the SW  $\frac{1}{4}$ , of the NE  $\frac{1}{4}$ , Section 14, T-82N, R-2W, in Dayton Township. Said petition is to rezone 1.89 acres of a 5.00 acre tract.

At said Public Hearing, any person present, and so wishing, will be given the opportunity to be heard. However, the Board does request, but does not require, that any person who speaks also provide a short written summary or outline of the statement they give to be placed on file. Time will be allowed during the hearing for a person to prepare such documentation, if such time is needed. Any persons wishing a statement read into the hearing for them may file same with the County Auditor prior to the time of the hearing.

Cari Gritton  
Cedar County Auditor

Copies sent out on 4/24/12 to the following:

1. Rodney & Julie Kress, 825 Quincy Avenue, Clarence, Iowa 52216 - Certified
2. Lynco Farms, Inc. - c/o Agri Management Services, 601 7th Ave. #D, Marion, IA 52302
3. Dean & Gail Gluesing - 247 Oxford Jct. Road, Clarence, Iowa 52216
4. David Frahm - 228 Oxford Jct. Road, Clarence, Iowa 52216
5. K. W. & Gary Roelf - 306 2nd Avenue, Clarence, Iowa 52216
6. Kelly Cedar Farms Ltd. - 402 2nd Ave., Apt. 8, Clarence, Iowa 52216

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Copy given to Tipton Conservative on 4/23/12 for Conservative and Sun News

Copy e-mailed to B of S Secretary on 4/24/12

2 file copies

1 copy for bulletin board

C O P Y

DATE 4-18-12

ORGANIZATION PLANNING & ZONING BOARD

CONTACT PERSON Phil LaRue

MEETING TIME WEDNESDAY, 6:30 P.M.

MEETING ATTENDANCE:

Phil LaRue

Joel Brown

Julia Kress

Rodney J. Hess

Gen Sahn

Patrick Moore

Carl H. Schaefer

David A. Schmitt

Jody Gotsch

## CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

April 18, 2012

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, April 18, 2012, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Brown, Kohrt, Schroeder, Schuett and Yutesler. Members absent were Dornfeld and Moylan.

Chairperson Brown called the meeting to order at 6:30 p.m. The Commission then reviewed the following petitions:

**1. Gregory and Melissa Sahr, 2190 177<sup>th</sup> Street, Lowden, IA (Owners)-** Requesting approval of a Special Use Permit authorizing the location of a livestock stable on Lot 3, Pruess Second Addition, located in the NW 1/4, SE 1/4, Section 10, T-81N, R-1W, in Springfield Township, consisting of 10.50 acres more or less. The location of the proposed stable is currently zoned R-1, Suburban Residential.

Zoning Administrator LaRue 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 Cedar County Zoning Ordinance #10 in making a recommendation to the Board of Adjustment which would be considering the petition on April 26th.

Mr. Sahr was present and explained that they currently live at the property and plan to construct a small barn to stable two horses, a cow, goat and possibly one pig. The home owner association revised the covenants to allow for the stable. The site will need fencing and the barn location may require a variance from the Board of Adjustment for the required 100 foot setback from a property line.

The letter received from County Engineer, Rob Fangmann, stated this property is located on a gravel route and should have minimal impact on the existing infrastructure. The existing entrance was approved as part of the original rezoning petition.

After further discussion, Yutesler made a motion to recommend approval of the Special Use Permit to the Board of Adjustment. Kohrt seconded the motion. Ayes: all.

**2. Rodney and Julie Kress, 825 Quincy Avenue, Clarence IA (Contract Buyers) and Lynco Farms, Inc., Marion, IA (Owner)-** Requesting a change in zoning from A-1, Agricultural District to R-1, Suburban Residential for the purpose of constructing a single family dwelling on property located in the SW 1/4, of the NE 1/4, Section 14, T-82N, R-2W, in Dayton Township. Said petition is to rezone 1.89 acres of a 5.00 acre tract.

LaRue informed the members there were no written or verbal objections on file and advised them to consider this petition in accordance with Chapter 18.2(3) of Cedar County Zoning Ordinance #10, in making a recommendation to the Cedar County Board of Supervisors. This property will also require minor subdivision platting approval by the Board of Supervisors.

Mr. and Mrs. Kress were present and explained their plans to construct a single family dwelling on this property rather than to try and maintain their existing old home. Mrs. Kress explained their desire as a farm family not to rezone prime agricultural land and to cluster their residential use near a similar use located on the adjoining property to the west (Dean Gluesing, rezoned to R-1 in 1999).

The soil inventory was next reviewed. The property has three soil types: Colo, Dinsdale and Emeline. Limitations for septic systems are severe due to periodic flooding, high water table and slow water movement on the Colo soil; shrink-swell on the Dinsdale; and bedrock on the Emeline. There appears to be a site suitable for a septic system to the east of the proposed dwelling's location. Building limitations are moderate on the Dinsdale soil; severe on the Colo soil due to saturated soil and flooding potential; severe on the Emeline due to hard bedrock. LaRue stated the CSR on the Colo soil is 80 points; 90 and 73 points on the Dinsdale soil; 5 points on the Emeline soil.

The letter from the Clarence Fire Department was reviewed. It stated that their department will provide fire and rescue service to the property. The letter from Cedar County Engineer, Rob Fangmann, was reviewed. He anticipates minimal impact on existing infrastructure on this paved route (Oxford Junction Rd.). An approved entrance permit is on file.

The Comprehensive Plan was then reviewed. It encourages orderly, compact development on hard surface roads, and to avoid removing agricultural land from production.

There is an active limestone quarry to the northwest of this site. The separation distance is further than the minimum requirements of the Zoning Ordinance of 500 feet. There are no livestock confinements within 1320 feet of the site.

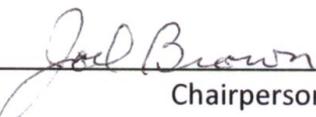
After a brief discussion, Kohrt made a motion to recommend approval of the change in zoning from A-1 to R-1 to the Board of Supervisors. Yutesler seconded the motion. Ayes: all.

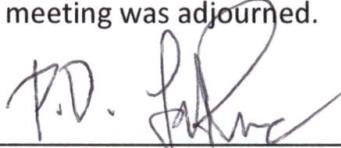
Chairperson Brown then led a discussion on the annual election of a new Chairperson for the Planning and Zoning Commission. There was brief discussion. The Commission members present felt that Chairperson Brown should retain his chair for 2012.

Minutes from the last meeting held on October 19, 2011, were previously sent to the members. Schuett made a motion to approve the minutes as presented. Brown seconded the motion. Ayes: all.

There was then brief discussion on proposed amendments to be reviewed by the Commission on the Zoning and Subdivision Ordinances. The construction schedule on the Acciona wind project was also discussed and is expected to commence in June 2012.

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

  
\_\_\_\_\_  
Chairperson  
Joel Brown

  
\_\_\_\_\_  
Secretary Pro-tem  
Philip LaRue



Tel: 563-886-2248

**OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR**  
Cedar County Courthouse

Tipton, Iowa 52772

April 6, 2012

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission has been petitioned to conduct a Public Hearing on Wednesday, April 18, 2012, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

- 1. Gregory and Melissa Sahr, 2190 177<sup>th</sup> Street, Lowden, IA (Owners)-** Requesting approval of a Special Use Permit authorizing the location of a livestock stable on Lot 3, Pruess Second Addition, located in the NW 1/4, SE 1/4, Section 10, T-81N, R-1W, in Springfield Township, consisting of 10.50 acres more or less. The location of the proposed stable is currently zoned R-1, Suburban Residential.
- 2. Rodney and Julie Kress, 825 Quincy Avenue, Clarence IA (Contract Buyers) and Lynco Farms, Inc., Marion, IA (Owner)-** Requesting a change in zoning from A-1, Agricultural District to R-1, Suburban Residential for the purpose of constructing a single family dwelling on property located in the SW 1/4, of the NE 1/4, Section 14, T-82N, R-2W, in Dayton Township. Said petition is to rezone 1.89 acres of a 5.00 acre tract.

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



Tel: 563-886-2248

**OFFICE OF THE CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT**  
Cedar County Courthouse

Tipton, Iowa 52772

March 5, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of March because no petitions were filed.

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

February 7, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of February because no petitions were filed.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sl

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

January 6, 2012

**TO: CEDAR COUNTY PLANNING & ZONING COMMISSION MEMBERS**

I am writing to inform you that there will not be a meeting of the Planning and Zoning Commission during the month of January because no petitions were filed.

Sincerely,



Phil La Rue  
Zoning Administrator

PL:sl

\*\* We will be processing claims for mileage reimbursement for attending Zoning Commission meetings during 2011 within the next few weeks. Please let us know if you had any mileage for site surveys prior to attending any of the meetings. If we do not hear from you, we will assume you did not have any extra mileage. Thank you & Happy New Year!!

**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](mailto:bos@cedarcounty.org)

**COPY**

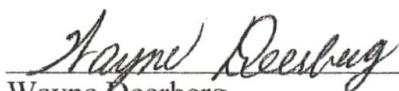
January 5, 2012

Dave Schuett  
803 2<sup>nd</sup> Avenue  
Durant, Iowa 52747

Dear Mr. Schuett:

Please be advised, that by motion of this Board on January 3, 2012, you were appointed to another three-year term on the Planning & Zoning Commission. The term will expire on 12-31-2014. Your willingness to serve on this Commission is greatly appreciated.

Sincerely,

  
Wayne Deerberg

WD:bjp

**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](mailto:bos@cedarcounty.org)

**COPY**

January 5, 2012

Julie Schroeder  
1119 Vermont Avenue  
Bennett, Iowa 52721

Dear Mrs. Schroeder:

Please be advised, that by motion of this Board on January 3, 2012, you were appointed to another three-year term on the Planning & Zoning Commission. The term will expire on 12-31-2014. Your willingness to serve on this Commission is greatly appreciated.

Sincerely,

Wayne Deerberg  
Wayne Deerberg, Chairperson

WD:bjp

**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](mailto:bos@cedarcounty.org)

**COPY**

January 5, 2012

John A. Dornfeld  
1600 Hwy 38  
Tipton, Iowa 52772

Dear Mr. Dornfeld:

Please be advised, that by motion of this Board on January 3, 2012 you were appointed to another three-year term on the Planning & Zoning Commission. The term will expire on 12-31-2014. Your willingness to serve on this Board is greatly appreciated.

Sincerely,

Wayne Deerberg  
Wayne Deerberg, Chairperson

WD:bjp