



Tel: 563-886-2248

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

December 9, 2013

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.

HAPPY HOLIDAYS!!

Sincerely,

Phil La Rue
Zoning Administrator

PL:sl

Copies sent out to the 5 Board of Adjustment members on 12/9/13

PROOF OF PUBLICATION

Legal Notice

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, November 21, 2013, 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. Erin Morrison-Vincent, West Branch, IA (Owner) - Requesting approval of a Home Occupation Permit authorizing the location of a photography studio located at Lot 1 of Lot B, in the SE 1/4, SE 1/4, Section 16, T-79N, R-4W, in Springdale Township, consisting of 3.76 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 La Rue
Zoning Administrator

State of Iowa, Cedar County, ss:

I, Gregory Norfleet, Editor of the West Branch Times, a weekly newspaper of general circulation published at West Branch, in said county, and being duly sworn, do declare and say that a Notice, of which one hereto attached is a copy, was published in said West Branch Times respectively:

11-7-13

Gregory Norfleet

Fee: \$

10.74

Sworn to by said Gregory Norfleet before me and signed by

him in my presence this _____

day of _____,

Notary Public

Received of _____

_____ Dollars

in full on above publication.

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

November 21, 2013

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, November 21, 2013, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Beyer, Hoy, Lenker and Penningroth. Member absent was Twing.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on October 24, 2013, were previously sent to the members. They were approved as presented.

The Board members then considered the following petition:

1. **Erin Morrison-Vincent, West Branch, IA (Owner)** - Requesting approval of a Home Occupation Permit authorizing the location of a photography studio located at Lot 1 of Lot B, in the SE ¼, SE ¼, Section 16, T-79N, R-4W, in Springdale Township, consisting of 3.76 acres more or less. Said property is currently zoned A-1 Agricultural District.

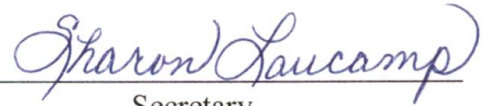
Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition and advised them to do their review in accordance with Chapter 15 of the Cedar County Zoning Ordinance in making their decision. The letter received from County Engineer, Rob Fangmann, stated this property is located on 310th Street and should have minimal impact on the existing infrastructure.

Erin Morrison-Vincent was present and informed the members she currently does a lot of on site and outdoor photography and would like to be able to offer more indoor photography to her established clientele. She stated she currently rents a space in downtown West Branch which is very small and is limited to what she can do for her clients. She explained that she and her husband put an addition onto their house in 2011 and she would like to utilize the upstairs of the garage as her photography studio. She stated she would have more natural light and could use different backdrop stages. She also stated they have a small farm so she could use the trees and barns for outdoor pictures as well. She informed the members they have ample parking and there would be only one or two cars at a time on the property. The garage sits east of the house and a sidewalk would be installed. She also stated they would put a bathroom in the upstairs of the garage which would be connected to their current septic system. Member Hoy questioned whether there is any fire code pertaining to needing two ways out. Mrs. Vincent will consult their insurance agent. La Rue stated it is a small business and he was not going to impose any requirements. She was informed that her advertising sign could not be any larger than 8 square feet and not illuminated. She will need to obtain a building permit for the sign.

After a brief discussion, Penningroth made a motion to approve the Home Occupation Permit request subject to annual review. Lenker seconded the motion. Ayes all.

With no further business to be discussed at this time, the meeting was adjourned at 3:15 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 4, 2013

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, November 21, 2013, 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. **Erin Morrison-Vincent, West Branch, IA (Owner)** - Requesting approval of a Home Occupation Permit authorizing the location of a photography studio located at Lot 1 of Lot B, in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 16, T-79N, R-4W, in Springdale Township, consisting of 3.76 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 11/6/13 to the following:

1. Erin Morrison-Vincent – 281 310th Street, West Liberty, IA 52776 – **Certified letter sent 11/4/13**
2. Dale Vincent – 360 310th Street, West Branch, Iowa 52358
3. Jerry Soper – 4150 E. 60th Street, Davenport, Iowa 52807-9754
4. Herbert Espensen, Inc. – 59 280th Street, West Branch, Iowa 52358

Copy e-mailed to Tipton Conservative on 11/4/13 for Conservative and West Branch Times

5 Board of Adjustment members on 11/5/13

Copy e-mailed to Rob Fangmann, County Engineer on 11/5/13

2 File Copies

1 Bulletin Board Copy

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

October 24, 2013

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, October 24, 2013, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Beyer, Penningroth, Hoy, Lenker & Twing. Also present was Irene Wood, adjoining property owner of the petitioner.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on August 22, 2013, were previously sent to the members. They were approved as presented.

The Board members then considered the following petition:

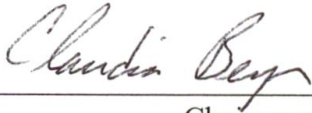
1. **Barbara Budelier, P.O. Box 401, Durant, IA (Owner)** - Requesting approval of a variance of the required front yard setback of 50 feet for a proposed porch addition to a dwelling on property located at 1643 Highway 130, Tipton, IA, located in Parcel A, in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 35, T-81N, R-2W, in Fairfield Township, consisting of 0.85 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(3) of the Cedar County Zoning Ordinance in making their decision. The letter received from County Engineer, Rob Fangmann, stated this property is located on State Highway 130 and does not fall under his jurisdiction. The petitioner stated she had contacted the I.D.O.T. and they did not have any objection regarding her proposal.

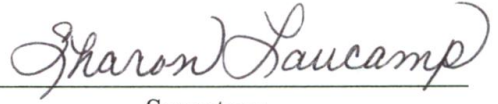
Ms. Budelier then informed the members of her intention to re-establish two porches which had been previously on the home many years ago. She stated she is requesting a variance so she could construct an 8 foot open porch on the front of the home which will replicate the previous porch. She would need a variance of 10 feet to allow the proposed porch to extend 4 feet closer to the property line. It was noted that the septic system is located on the west side of the property. The second porch she intends to replace will not require a variance. It will be constructed on the east side of the current house. Member Hoy questioned why a variance was necessary since Ms. Budelier is just replacing the same size porch as was there many years ago. La Rue explained the reason a variance is required is because the old porch was removed before zoning regulations were in effect. Therefore, in order to meet the 50 foot front yard setback requirement, according to the current zoning regulations, a variance is necessary.

After a brief discussion, Hoy made a motion to grant the requested variance of 10 feet. Penningroth seconded the motion. Ayes all.

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



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp

STATE OF IOWA, CEDAR COUNTY, ss:

I, Stuart S. Clark, publisher of The Tipton Conservative and Advertiser, a weekly newspaper of general circulation, published in said county, being duly sworn do declare and say that a notice, of which one hereto attached is a copy, was published in the said

The Tipton Conservative and Advertiser one time

to wit on 10-10-13

Stuart S. Clark

Subscribed and sworn to before me this 10

day of October A.D. 20 13

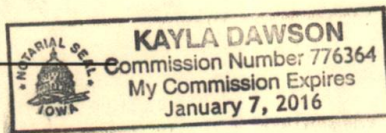
Kayla Dawson

Notary Public in and for Cedar County, Iowa

Received of _____

_____ Dollars

Printer's fee \$ 17.52



Legal Notice

October 7, 2013

LEGAL NOTICE

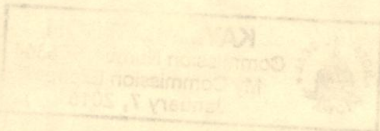
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At this time, the Board will consider the following petition:

1. **Barbara Budelier, P.O. Box 401, Durant, IA (Owner)** - Requesting approval of a variance of the required front yard setback of 50 feet for a proposed porch addition to a dwelling on property located at 1643 Highway 130, Tipton, IA, located in Parcel A, in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 35, T-81N, R-2W, in Fairfield Township, consisting of 0.85 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 La Rue
Zoning Administrator
C42



STATE OF IOWA, CEDAR COUNTY, ss:

Tel: 563-886-2248

I, Stuart S. Clark, publisher of The Tipton Conservative and Advertiser, a weekly newspaper of general circulation, published in Cedar County, being duly sworn do declare and say that a notice, of which one hereto attached is a copy, was published in the said

CEEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT
house
Tipton, Iowa 52772

The Tipton Conservative and Advertiser

one time

to wit on

100913

[Signature]

Subscribed and sworn to before me this

09

day of

October

A.D. 20

13

Kayla Dawson

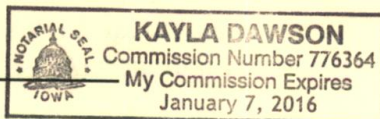
Notary Public in and for Cedar County, Iowa

Received of

Dollars

Printer's fee \$

16.39



NOTICE

October 7, 2013

nt has been petitioned to conduct a Public
3:00 p.m., in the Large Meeting Room in the
Tipton, Iowa.

following petition:

Durant, IA (Owner) - Requesting approval of
rd setback of 50 feet for a proposed porch
located at 1643 Highway 130, Tipton, IA,
W ¼, Section 35, T-81N, R-2W, in Fairfield
more or less. Said property is currently zoned

present, and so wishing, will be given the
d petition. Any person so wishing may file a
document with the Cedar County Zoning Administrator prior to the time of the hearing
should the person wish the document to be read for them at the time of the hearing.

Phil La Rue
Zoning Administrator



Tel: 563-886-2248

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

October 7, 2013

LEGAL NOTICE

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

1. **Barbara Budelier, P.O. Box 401, Durant, IA (Owner)** - Requesting approval of a variance of the required front yard setback of 50 feet for a proposed porch addition to a dwelling on property located at 1643 Highway 130, Tipton, IA, located in Parcel A, in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 35, T-81N, R-2W, in Fairfield Township, consisting of 0.85 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 La Rue
Zoning Administrator



Tel: 563-886-2248

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

September 9, 2013

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 22, 2013

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, August 22, 2013, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Beyer, Lenker, Penningroth and Twing. Member absent was Hoy.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on May 23, 2013, were previously sent to the members. They were approved as presented.

The Board members then considered the following petition:

- 1. Robert and Michele Hartig, 1936 4th Street, Tipton, IA (Contract Buyers) & Anna Proctor, 1930 4th Street, Tipton, IA (Owner)** – Requesting approval of a temporary variance to allow two (2) dwellings on property located at 1939 4th Street, Tipton, IA, located in Lot A of Lot 3, in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 1, T-79N, R-1W, in Rochester Township, consisting of 6.02 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(3) of the Cedar County Zoning Ordinance in making their decision. The letter received from County Engineer, Rob Fangmann, stated this property is located on paved route 4th Street in Rochester and should have minimal impact on the existing infrastructure. The existing entrance is approved to facilitate an additional temporary dwelling.

Robert Hartig was present and informed the members of their plans to place a modular home on their property and live in their current residence on the property until completion of the new home. He stated they hope to be in the new home by the middle of October. He also stated they would agree to tear down the old house by July 1, 2014. A new septic system will be installed.

Penningroth then made a motion to approve the temporary variance request. Lenker seconded the motion. Ayes all.

At this time, the Board then conducted their annual review of the following Home Occupation/Industry and Special Use Permits which had previously been granted to the following:

1. Dennis and Dianna Hodgden, RR, Tipton (Owners) – A Special Use Permit authorizing the commercial extraction of limestone on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 22, T-80N, R-3W, in Center West Township, consisting of 5.00 acres more or less.
2. Joe and Carolyn Kilburg, RR, Lisbon (Owners) – A Home Occupation Permit for the purpose of operating a photography studio in their home on property located in Lot 6, in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township. Lot 6 is currently zoned R-1 Suburban Residential and consists of 1.615 acres more or less.
3. Ward Skinner Estate, RR, Wheatland (Owner) and Wendling Quarries, Inc., De Witt – A Special Use Permit authorizing the commercial extraction of sand and gravel on property located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 11, T-82N, R-1W, in Massillon Township, consisting of 103 acres more or less.
4. Patty Laing, RFD, West Branch (Owner) – A permit authorizing a Home Occupation Permit for the purpose of operating a beauty salon in her home located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, T-80N, R-4W, in Gower Township.
5. Jim Neuzil, J.W. Ranch, RR, Mechanicsville – A permit authorizing the location of seasonal rodeo activities on his property located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, T-81N, R-4W, in Linn Township, consisting of 47.77 acres more or less. **La Rue stated he has not been able to contact Mr. Neuzil but he previously stated he wants to keep his permit.**
6. Loretta Martin Frana, RR, Lowden (Owner) – A permit authorizing the operation of a commercial dog breeder kennel on her property located in Lot A, in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 19, T-82N, R-1W, in Massillon Township, consisting of approximately 3.13 acres.
7. Donald and Scheryl Grant, RR, Bennett (Owners) – A permit authorizing the operation of a commercial dog breeder kennel on their property located in Lot E, in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 33, T-81N, R-1W, in Springfield Township, consisting of 10.00 acres more or less.
8. Elaine Berry, RR, Clarence (Owner) – A Special Use Permit authorizing the location of a commercial dog breeding kennel on property located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 4, T-81N, R-2W, in Fairfield Township, consisting of 2.179 acre more or less. **La Rue informed the members Ms. Berry no longer has a license but wants to retain her S.U.P**

9. Cedar County Cooperative, Tipton (Owner) – A Special Use Permit authorizing an Agricultural Business. The property is located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 20, T-80N, R-4W, in Gower Township, consisting of 20.00 acres more or less. An amendment to their S.U.P. was granted on September 27, 2007, to allow for the placement of a 30,000 gallon anhydrous ammonia storage tank directly south of their two existing 12,000 gallon tanks. The property is currently zoned Ab Agricultural Business. Another amendment to their Special Use Permit was granted on August 25, 2011, to allow for the placement of an additional 30,000 gallon anhydrous ammonia storage tank.
10. Sandra Langenberg, RR, West Branch (Owner) – A Home Occupation Permit for the purpose of operating a Day Care Home on property located in Lot 2, in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 32, T-80N, R-4W, in Gower Township, consisting of 1.84 acres more or less. Lot 2 is currently zoned R-1 Suburban Residential.
11. Duffee Grain, Inc., Wilton (Owner) – A permit authorizing the storage and drying of grain on their property located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 27, T-79N, R-4W, in Springdale Township, consisting of 8.43 acres more or less.
12. Debra Bedford, RFD, Stanwood (Owner) – A Special Use Permit for the purpose of operating a dog boarding and breeding kennel on property located in Parcel A in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 21, T-82N, R-2W, in Dayton Township, consisting of 2.13 acres more or less.
13. United States Cellular Communications, Davenport, Iowa – A Special Use Permit authorizing the location of a cellular communication tower on property located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, T-79N, R-2W, in Sugar Creek Township, consisting of 5.65 acres more or less.
14. Sherry Smahaj, RFD, Lowden (Owner) – A Home Industry Permit for the purpose of operating a floral design business on her property located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, T-81N, R-1W, in Springfield Township, consisting of 10.00 acres more or less.
15. Robert Menke, RFD, Wilton (Owner) – A Special Use Permit authorizing the location of an agricultural trailer sales and display area on property located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 33, T-79N, R-1W, in Farmington Township. This parcel consists of 38.00 acres more or less.
16. River Valley Cooperative, 2223 290th St., Wilton (Owner) – A Special Use Permit authorizing the location of a bulk anhydrous ammonia storage site and chemical mixing site on property located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 2, T-79N, R-1W, in Farmington

Township, in the unincorporated town of Sunbury. An amendment to their S.U.P. was granted on February 26, 2009, to allow the conversion of a 30,000 gallon storage tank containing liquid propane to contain anhydrous ammonia. Also, with this chemical storage conversion, the Cooperative requested and was granted the continuance of the 250 foot setback variance approved by the Board on April 23, 1998. Another amendment to their Special Use Permit was granted on April 22, 2010, authorizing the location of a livestock feed mill on their property. **La Rue stated the Cooperative is operating by IDALS regulations but may come back to the Board for expansion of their commercial grain business.**

17. Mike and Gail Yates, RR, Olin (Owners) – A Home Industry Permit authorizing a welding and fabrication shop on their property located in Parcel A in the E ½ of the SW ¼, Section 11, T-82N, R-3W, in Fremont Township, consisting of 6.00 acres more or less.
18. Iowa Wireless, Des Moines, Iowa – A Special Use Permit authorizing the location of a 195 foot personal communication services (P.C.S.) tower on property located in the NE ¼ of the NE ¼, Section 23, T-79N, R-2W, in Sugar Creek Township, consisting of 29.78 acres more or less.
19. Iowa Wireless, Des Moines, Iowa – A Special Use Permit authorizing the location of a 199 foot personal communication services (P.C.S.) tower on property located in the N ½ of the SE ¼ of the SE ¼, Section 2, T-79N, R-4W, in Springdale Township, consisting of 74.50 acres more or less.
20. Nextel West Corporation, Bloomington, MN – A Special Use Permit authorizing the location of a cellular communication tower on property located in the NW ¼ of the SE ¼, Section 17, T-79N, R-2W, in Rochester Township, consisting of 2.774 acres more or less.
21. Nextel West Corporation, Bloomington, MN – A Special Use Permit authorizing the location of a cellular communication tower on property located in the SE ¼ of the SE ¼, Section 9, T-79N, R-4W, in Springdale Township, consisting of 2.774 acres more or less.
22. Northern Border Pipeline Company, Omaha, Nebraska – A Special Use Permit authorizing the location of a communication tower on property located in the NE ¼ of the NE ¼ of the SW ¼, Section 30, T-79N, R-1W, in Farmington Township, consisting of 6.16 acres more or less.
23. Debra Nash, RFD, West Branch – A Home Occupation Permit for the purpose of operating a massage therapy business in her home on property located in Lot A, in the SE ¼ of the SW ¼, Section 31, T-80N, R-3W, in Iowa Township, on property consisting

of 6.37 acres more or less. **La Rue stated he does not know if she is currently conducting her business and he will look into this one.**

24. Larry and Evelyn Beaver, RFD, West Liberty – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This dwelling is located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 19, T-79N, R-3W, in Iowa Township.
25. John Moffit, RR, Mechanicsville (Owner) – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This dwelling is located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, T-82N, R-4W, in Pioneer Township.
26. EEC Limited – New York (Owner) - (formerly Kun Chae Bae Trust and KM Communications, Skokie, IL) – A Special Use Permit authorizing the location of a 1,459 foot communication tower and broadcast station on property located in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 19, T-80N, R-4W, in Gower Township, on a parcel consisting of 68.83 acres more or less.
27. Cedar County P.C.S., Clarence, Iowa – A Special Use Permit authorizing the location of a 190 foot personal communication services (P.C.S.) tower on property located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 19, T-82N, R-3W, in Fremont Township, consisting of 60.00 acres more or less.
28. James and Adrienne Mills, RFD, Tipton – A Special Use Permit authorizing the location of a dog kennel on property located in Lot 1 in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 26, T-81N, R-2W, in Fairfield Township, consisting of 4.12 acres more or less. Said Lot 1 is presently zoned A-1 Agricultural.
29. Lois Hanser, RFD, Tipton (Owner) – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This manufactured home is located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 2, T-79N, R-3W, in Rochester Township, on a 90.00 acres more or less farm. **La Rue stated this S.U.P. was previously rescinded and should not have been included in this annual review. It will be removed from the current list.**
30. Sharon Stiff, RFD, Tipton (Owner) – A Home Occupation Permit authorizing the operation of a wood crafts shop in her home on property located in Lots 6, 7 and 8, Block 19, in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, T-79N, R-3W, Rochester Township, in the unincorporated town of Rochester, consisting of 0.54 acres more or less. Said property is currently zoned R-2 Urban Residential.

31. Eastern Iowa Drainage Services, RFD, Lowden (Owner) – A Special Use Permit granted for the purpose of conducting a farm service and tiling business in accordance with Chapter 5, A-1 Agricultural District, Section D1 of the Cedar County Zoning Ordinance, on property located in Parcel A, NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, T-81N, R-1W, in Springfield Township. Said parcel of land consists of 6.989 acres more or less.
32. Mike Moore, Tipton (Contract Buyer) – A Special Use Permit granted authorizing the location of a storage rental facility on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, T-80N, R-3W, in Center West Township, consisting of 1.00 acres more or less. Said property is currently zoned A-1 Agricultural.
33. Richard Kordick, Kordick Surveying and Engineering, RFD, Tipton (Owner) – A Home Occupation Permit granted for the purpose of operating a surveying and civil engineering business in his home on property located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 18, T-81N, R-3W, in Red Oak Township, consisting of 11.87 acres more or less. Said property is currently zoned A-1 Agricultural.
34. David Frederick, DBA “The Wood Haus”, RFD, West Branch – A Home Industry Permit for the purpose of operating a woodworking shop on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, T-79N, R-4W, in Springdale Township, consisting of 2.07 acres more or less. Said property is presently zoned A-1 Agricultural.
35. Wireless Facilities, Inc., Urbandale, Iowa – A Special Use Permit authorizing the location of a 195 foot tall Personal Communication Services (PCS) tower on property located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 22, T-79N, R-1W, in Farmington Township, on a tract of land consisting of 35.59 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.
36. Trinity Wireless Towers, Inc., Irving, Texas (Previously IPCS Wireless, Inc.) – A Special Use Permit authorizing the location of a 190 foot tall Personal Communication Services (P.C.S.) tower on property located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 9, T-79N, R-3W, in Iowa Township, consisting of 1.00 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.
37. Trinity Wireless Towers, Inc., Irving, Texas (Previously IPCS Wireless, Inc.) – A Special Use Permit authorizing the location of a 190 foot tall Personal Communication Services (P.C.S.) tower on property located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 7, T-79N, R-4W, in Springdale Township, consisting of 1.00 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.

38. Vicki Reynolds, RFD, West Branch (Owner) – A Special Use Permit for the purpose of operating a dog grooming shop and kennel on property located in the NW ¼ of the NW ¼ and the SW ¼ of the NW ¼, Section 32, T-79N, R-4W, in Springdale Township, consisting of 0.71 acres more or less. Said property is currently zoned A-1 Agricultural.
39. Wendling Quarries, Inc., DeWitt, Iowa – A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in Lot 1 of Lot B, in the NE ¼, Section 23, T-80N, R-3W, in Center West Township, consisting of 27.105 acres more or less. Said property is presently zoned A-1 Agricultural.
40. Joanna Reichert, RFD, Tipton (Owner) – A Home Occupation Permit for the purpose of operating a massage therapy business in her home on property located in the SW ¼ of the SE ¼, Section 16, T-80N, R-3W, in Center West Township, consisting of 365 acres more or less. Said property is currently zoned A-1 Agricultural. **La Rue does not know if she is still in business at this location. He will check on this one.**
41. Robert and Judy Wright, RFD, West Branch (Owners) – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance, and a variance of the front yard setback requirements in the A-1 Agricultural District. This dwelling is located at the site of a mobile home which was removed in 1999, in the W ½ of the NW ¼ of the SW ¼, Section 15, T-80N, R-4W, in Gower Township. An amendment was granted to their S.U.P. on August 23, 2007, authorizing the location of a fourth dwelling on their farm. **La Rue stated a fourth dwelling was never constructed and he will also check on this one.**
42. Wendling Quarries, Inc., DeWitt, Iowa – A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in the NE ¼ of the NE ¼, Section 23 and the NW ¼ of the NW ¼, Section 24, T-80N, R-3W, in Center West Township, consisting of 31.00 acres more or less. Said property is currently zoned A-1 Agricultural.
43. U.S. Cellular, Cedar Rapids, Iowa (Leasee) and Weets Farms, Inc. (Leaser and Owner), 350 Franklin Avenue, Mechanicsville, Iowa – A Special Use Permit authorizing the location of a 330 foot tall wireless communication tower on property located in the NE ¼ of the NE ¼, Section 23, T-82N, R-4W, in Pioneer Township, consisting of 4.34 acres more or less. Said property is zoned A-1 Agricultural.
44. U.S. Cellular, Cedar Rapids, Iowa (Leasee) and Pam Farms, Inc. (Leaser and Owner), 300th Street, West Branch, Iowa – A Special Use Permit authorizing the location of a 280 foot tall wireless communication tower on property located in the NW ¼ of the NW ¼, Section 18, T-79N, R-4W, in Springdale Township, consisting of 4.42 acres more or less. Said property is zoned A-1 Agricultural.
45. Joseph and Mary Goodlove, RFD, Lowden (Owners) – A Special Use Permit authorizing the location of a Bed and Breakfast Home on property located in the NW ¼ of the SW ¼,

Section 12, T-82N, R-1W, in Massillon Township, consisting of 25.17 acres more or less. Said property is currently zoned A-1 Agricultural.

46. U.S. Cellular, Cedar Rapids, Iowa (Leasee) and David Litscher (Lessor and Owner) – A Special Use Permit authorizing the location of a 250 foot tall cellular communication tower on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 27, T-82N, R-3W, in Fremont Township, consisting of 5.74 acres more or less. Said property is currently zoned A-1 Agricultural.
47. Harry and Denice Wethington, RFD, Tipton (Owners) – A Special Use Permit authorizing the location of a yard waste composting facility on property located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 32, T-81N, R-2W, in Fairfield Township, consisting of 0.5 acres more or less. Said property is currently zoned A-1 Agricultural.
48. Wendling Quarries, Inc., DeWitt, Iowa – A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and a portion of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 4, T-81N, R-1W, in Springfield Township, consisting of 44.65 acres more or less. Said property is currently zoned A-1 Agricultural.
49. Jordan Pettus, 61 Solon Road, Solon (Owner) – A Home Occupation Permit for the purpose of operating a residential design and consultation service in his home on property located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 19, T-81N, R-4W, in Cass Township, consisting of 6.70 acres more or less. Said property is zoned R-1 Suburban Residential and A-1 Agricultural. **La Rue stated Mr. Pettus does most of his work at his office but he wants to keep his permit.**
50. Christopher Doherty, RFD, Tipton – A Home Industry Permit authorizing the location of a landscaping business at 1872 3rd St., Tipton, Iowa. Said property is described as Parcel “B” in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, T-79N, R-3W, in Rochester Township, in the unincorporated town of Rochester. Said Parcel “B” consists of 2.88 acres more or less. Total property is 4.00 acres more or less and is zoned both R-2 Urban Residential and A-1 Agricultural. **La Rue stated he has not made contact with Mr. Doherty and he will check on this one.**
51. Deanna Schroeder, RFD, Oxford Junction (Owner) – A Special Use Permit authorizing the location of a dog grooming and boarding facility on property located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 9, T-82N, R-1W, in Massillon Township, consisting of 2.76 acres more or less. Said property is currently zoned A-1 Agricultural.
52. David Fulwider, 1112 235th Street, Tipton (Owner) – A Home Industry Permit for the purpose of operating a small engine repair business on his property located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, T-80N, R-3W, in Center West Township, consisting of 0.78 acres more or less. Said property is currently zoned A-1 Agricultural.

53. Lisa Morey, 2051 Highway 927, Wilton (Owner) – A Special Use Permit for a dog boarding kennel on property located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 23, T-79N, R-1W, in Farmington Township, consisting of 5.00 acres more or less. Said property is currently zoned both A-1 Agricultural and R-1 Suburban Residential.
54. Benjamin and Tanya Sterner, RFD, Tipton (Owners) – A Home Occupation Permit to allow a dog grooming business on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, T-79N, R-2W, in Rochester Township, consisting of 10.00 acres more or less. Said property is zoned both R-1 Suburban Residential and A-1 Agricultural. **La Rue informed the members that the Sterner's are not currently conducting their business but wish to keep their HOP.**
55. Amy Reif and Ron Benhart, 1772 140th Street, Lowden, Iowa (Owners) – A Home Industry Permit to allow automotive repair on property located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 25, T-82N, R-2W, in Dayton Township, consisting of 3.97 acres more or less. Said property is currently zoned A-1 Agricultural. **The Benhart's are also not currently conducting their business but wish to retain their HIP.**
56. Stacy Craig, RR, Clarence (Owner) – A Home Occupation Permit for the purpose of operating a canine massage business on property located at 1775 200th Street, Clarence, in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, T-81N, R-2W, in Fairfield Township, consisting of 6.70 acres more or less. Said property is currently zoned A-1 Agricultural. **La Rue stated he has not been able to make contact with the Craig's and it does not appear that they are operating the business. He will check on this one.**
57. Curtis & Carla Friis, 44 280th Street, West Branch (Owners) – A Special Use Permit authorizing the location of a dog boarding kennel on property located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, T-79N, R-4W, in Gower Township, consisting of 160 acres more or less. Said property is currently zoned A-1 Agricultural. An amendment was granted on August 23, 2007, to allow for the expansion of their dog boarding facility by an additional fourteen (14) pens. Another amendment was granted on October 27, 2011, to allow for relocation of their existing pet boarding facility.
58. Kay Bentley, 707 West 9th Street #39, Tipton (Owner) – A Special Use Permit to allow a dog breeding kennel at 637 Rose Avenue, Clarence, Iowa, in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$, of the NE $\frac{1}{4}$, Section 2, T-81N, R-2W, in Fairfield Township, Consisting of 2.35 acres more or less. Said property is currently zoned A-1 Agricultural. **La Rue stated Ms. Bentley has given up her SUP and no longer has any dogs on the property. He informed the members that he will contact her to request a letter from her stating she wishes her SUP be rescinded.**
59. Dennis Ricke, 743 Adams Avenue, Lisbon (Owner) – A Home Occupation Permit to allow for the manufacture of custom firearms on his property located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 7, T-81, R-4W, in Linn

Township, consisting of 47.90 acres more or less. Said property is currently zoned A-1 Agricultural.

60. Cedar County PCS, L.L.C., 608 Lombard St., Clarence (Leasee) & Randall & Kimberly Siders, 1086 273rd St., Tipton (Leasee & Owners) – A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the SE ¼ of the NE ¼, Section 35, T-80N, R-3W, in Rochester Township. Said property is currently zoned A-1 Agricultural.
61. John and Sherrie Falkers, 990 Cedar Valley Road, Tipton (Owners) – A Home Industry Permit to allow repair of motor vehicles as Falkers Repair and Body Shop on property located in the NE ¼ of the NE ¼, Section 15, T-80N, R-3W, in Center West Township. Said property is currently zoned A-1 Agricultural.
62. Cedar County P.C.S., L.L.C., 608 Lombard St., Clarence (Leasee) and James and Sharon Wilson, 1826 230th St., Bennett (Leasee & Owners) –A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the NE ¼ of the SE ¼, Section 7, T-80N, R-1W, in Inland Township. Said property is currently zoned A-1 Agricultural.
63. Al and Melany Reinboldt, 809 Hill Ridge Dr., Lisbon (Owners) – A Special Use Permit authorizing a private horse barn on Lot 11, Buffalo Ridge Second Addition, located in the NW ¼, NW ¼ and SW ¼, NW ¼, Section 19, T-82N, R-4W, in Pioneer Township, consisting of 20.52 acres more or less. Said property is currently zoned R-1 Suburban Residential.
64. Jason Smith, 1051 Garfield Avenue, Tipton (Owner) – A Special Use Permit authorizing an Agricultural Service Business, a communication cable installation business at 1051 Garfield Avenue, Tipton, on property located in the SE ¼, NE ¼, Section 25, T-81N, R-4W, in Cass Township, consisting of 5.9 acres more or less. Said property is currently zoned A-1 Agricultural.
65. Michael S. Moore, 1110 Cedar Valley Road, Tipton (Owner) – A Home Industry Permit allowing a lawn mowing, small engine and snow removal business on property located in the SW ¼, SW ¼, Section 1, T-80N, R-3W, in Center West Township. Said property is currently zoned A-1 Agricultural.
66. Michael and Brandi King, 2352 Old Lincoln Highway, Lowden (Owners) – A Special Use Permit authorizing a dog breeding kennel at 2352 Old Lincoln Highway, Lowden, located in Parcel A, SW ¼, SW ¼, NE ¼, Section 1, T-81N, R-1W, in Springfield Township, consisting of 3.02 acres more or less. Said property is currently zoned A-1 Agricultural.
67. Marty Moylan, 1003 Cedar Valley Road, Tipton, IA (Owner) – A Special Use Permit authorizing the location of a private horse barn on Lot 1, Nebergall's Second Addition,

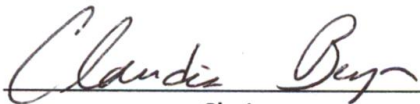
located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 11, T-80N, R-3W, Center West Township, consisting of 3.62 acres more or less.

68. James Lilienthal and Kraig Timmerman, 26865 1st Avenue, New Liberty (Contract Buyers) and Jeffrey Graves, P.O. Box 70, Durant, Iowa (Owner) – A Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 24, T-79N, R-1W, in Farmington Township, consisting of 5.00 acres more or less. Said property is currently zoned C-2 Highway Commercial and A-1 Agricultural District.
69. Cedar County P.C.S., LLC, 608 Lombard St., Clarence, IA (Leasee) and Ron and Daisy Wingert, 1389 Highway 130, Tipton, IA (Leaser and Owners) – A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 27, T-81N, R-4W, in Cass Township.
70. William Heister, 2186 177th St., Lowden, IA (Owner) – A Home Occupation/Industry Permit for the purpose of allowing a gun shop business on property located at Lot 1, Pruess Second Addition, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 10, T-81N, R-1W, in Springfield Township, consisting of 8.44 acres more or less.
71. Rob and Andrea Schmidt, 1944 Spicer Avenue, Wilton, IA (Owners) – A Home Occupation/Industry Permit for the purpose of allowing a photography studio on property located in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 7, T-79N, R-1W, in Farmington Township, consisting of 4.74 acres more or less. **La Rue stated the Schmidt's have never put a sign out and is not sure if they are in business. He will check on this one.**
72. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets, 612 160th Street, Mechanicsville, IA (Leasor & Owners) – A Special Use Permit authorizing the location of a 507 foot tall wind turbine: Commercial Wind Energy Conversion System (C.W.E.C.S.) on property located in the N $\frac{1}{2}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 6, T-81N, R-3W, in Red Oak Township.
73. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets. 612 160th Street, Mechanicsville, IA (Leasor & Owners) – A Special Use Permit authorizing the location of a 507 foot tall wind turbine: Commercial Wind Energy Conversion System (C.W.E.C.S.) on property located in the S $\frac{1}{2}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6, T-81N, R-3W, in Red Oak Township.
74. Steve and Sheryl Yerington, 1050 Stonemill Road, Tipton, IA (Owners) A Special Use Permit authorizing the location of a commercial dog kennel on property located on Parcel D, in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 14, T-80N, R-3W, in Center West Township, consisting of 5.19 acres more or less.
75. Craig and Trudy Pearson, 1033 210th Street, Tipton, IA (Owners) – 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.

76. 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) – 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.
77. Jerrad Pelzer, 1539 240th St., Tipton, IA (Renter) and Ed & Molly Pelzer, 1531 240th St., Tipton, IA (Owners) – 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, consisting of 18.97 acres more or less.
78. AgVantage Farm Service, 1600 8th Street SW, Waverly, IA (Lessee) and Murry and Renee Mente, 1309 Highway 130, Tipton, Iowa (Owners and Lessors) – A Special Use Permit authorizing an Agricultural Service Business for a bulk farm chemical station.
79. Tim Powers, “Powers Sports, LLC”, 254 Adams Avenue, Lisbon (Owner) – A Home Industry Permit to allow a firearms business.
80. Rodney Hansen, 875 297th Street, Atalissa, IA (Owner) – A Home Business Permit authorizing the location of a firearm sales business.
81. Gregory and Melissa Sahr, 2190 177th Street, Lowden, IA (Owners) – A Special Use Permit authorizing the location of a livestock stable on Lot 3, Pruess Second Addition.
82. Sue Faith, 525 290th St., West Branch, IA (Owners) – A Home Industry Permit authorizing the location of a tool sharpening business.

After a brief discussion, Bill Lenker made a motion to extend all of the H.O.P.'s, H.I.P.'s and S.U.P.'s which were reviewed at this meeting for another year with the exception of Kay Bentley. Twing seconded the motion. Ayes all. The meeting adjourned at 3:33 p.m.



Chairperson
Claudia Beyer



Secretary
Sharon Laucamp

STATE OF IOWA, CEDAR COUNTY, ss:

Stuart S. Clark, publisher of The Tipton Conservative and Advertiser, a weekly newspaper of general circulation, published in said county, being duly sworn do declare and say that a notice, of which one hereto attached is a copy, was published in the said

The Tipton Conservative and Advertiser one time

to wit on 08/06/13

[Signature]

Subscribed and sworn to before me this 06

day of August A.D. 20 13

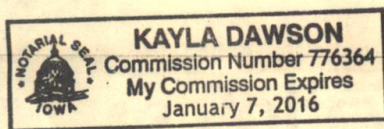
Kayla Dawson

Notary Public in and for Cedar County, Iowa

of _____

Dollars

Printer's fee \$ 406.80



LEGAL NOTICE

August 2, 2013
LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, August 22, 2013, 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. Robert and Michele Hartig, 1939 4th Street, Tipton, IA (Contract Buyers) & Anna Proctor, 1930 4th Street, Tipton, IA (Owner) - Requesting approval of a temporary variance to allow two (2) dwellings on property located at 1939 4th Street, Tipton, IA, located in Lot A of Lot 3, in the SW 1/4, SW 1/4, Section 1, T-79N, R-1W, in Rochester Township, consisting of 6.02 acres more or less. Said property is currently zoned A-1 Agricultural District.

At this time, the Board will also be conducting their annual review of the following Home Occupation/Industry and Special Use Permits which have previously been granted to the following:

Dennis and Dianna Hodgden, RR, Tipton (Owners) - A Special Use Permit authorizing the commercial extraction of limestone on property located in the NE 1/4 of the NE 1/4, Section 22, T-80N, R-3W, in Center West Township, consisting of 5.00 acres more or less.

Joe and Carolyn Kilburg, RR, Lisbon (Owners) - A Home Occupation Permit for the purpose of operating a photography studio in their home on property located in Lot 6, in the NE 1/4 of the NW 1/4, Section 18, T-82N, R-4W, in Pioneer Township. Lot 6 is currently zoned R-1 Suburban Residential and consists of 1.615 acres more or less.

Ward Skinner Estate, RR, Wheatland (Owner) and Wendling Quarries, Inc., De Witt - A Special Use Permit authorizing the commercial extraction of sand and gravel on property located in the S 1/2 of the SW 1/4, Section 11, T-82N, R-1W, in Massillon Township, consisting of 103 acres more or less.

Patty Laing, RFD, West Branch (Owner) - A permit authorizing a Home Occupation Permit for the purpose of operating a beauty salon in her home located in the SE 1/4 of the SW 1/4, Section 14, T-80N, R-4W, in Gower Township.

Jim Neuzil, J.W. Ranch, RR, Mechanicsville - A permit authorizing the location of seasonal rodeo activities on his property located in the NW 1/4 of the SE 1/4, Section 14, T-81N, R-4W, in Linn Township, consisting of 47.77 acres more or less.

Loretta Martin Frana, RR, Lowden (Owner) - A permit authorizing the operation of a commercial dog breeder kennel on her property located in Lot A, in the SW 1/4 of the SE 1/4, Section 19, T-82N, R-1W, in Massillon Township, consisting of approximately 3.13 acres.

Donald and Scheryl Grant, RR, Bennett (Owners) - A permit authorizing the operation of a commercial dog breeder kennel on their property located in Lot E, in the SW 1/4 of the SE 1/4, Section 33, T-81N, R-1W, in Springfield Township, consisting of 10.00 acres more or less.

Elaine Berry, RR, Clarence (Owner) - A Special Use Permit authorizing the location of a commercial dog breeding kennel on property located in the SW 1/4 of the NE 1/4, Section 4, T-81N, R-2W, in Fairfield Township, consisting of 2.179 acre more or less.

Cedar County Cooperative, Tipton (Owner) - A Special Use Permit authorizing an Agricultural Business. The property is located in the SW 1/4 of the NW 1/4, Section 20, T-80N, R-4W, in Gower Township, consisting of 20.00 acres more or less. An amendment to their S.U.P. was granted on September 27, 2007, to allow for the placement of a 30,000 gallon anhydrous ammonia storage tank directly south of their two existing 12,000 gallon tanks. The property is currently zoned Ab Agricultural Business. Another amendment to their Special Use Permit was granted on August 25, 2011, to allow for the placement of an additional 30,000 gallon anhydrous ammonia storage tank.

Sandra Langenberg, RR, West Branch (Owner) - A Home Occupation Permit for the purpose of operating a Day Care Home on property located in Lot 2, in the NW 1/4 of the SW 1/4, Section 32, T-80N, R-4W, in Gower Township, consisting of 1.84 acres more or less. Lot 2 is currently zoned R-1 Suburban Residential.

Duffee Grain, Inc., Wilton (Owner) - A permit authorizing the storage and drying of grain on their property located in the SW 1/4 of the NW 1/4, Section 27, T-79N, R-4W, in Springdale Township, consisting of 8.43

acres more or less.
Debra Bedford, RFD, Stanwood (Owner) - A Special Use Permit for the purpose of operating a dog boarding and breeding kennel on property located in Parcel A in the NE 1/4 of the SW 1/4, Section 21, T-82N, R-2W, in Dayton Township, consisting of 2.13 acres more or less.
United States Cellular Communications, Davenport, Iowa - A Special Use Permit authorizing the location of a cellular communication tower on property located in the SE 1/4 of the SW 1/4, Section 12, T-79N, R-2W, in Sugar Creek Township, consisting of 5.65 acres more or less.
Sherry Smahah, RFD, Lowden (Owner) - A Home Industry Permit for the purpose of operating a floral design business on her property located in the NW 1/4 of the NE 1/4, Section 10, T-81N, R-1W, in Springfield Township, consisting of 10.00 acres more or less.
Robert Menke, RFD, Wilton (Owner) - A Special Use Permit authorizing the location of an agricultural trailer sales and display area on property located in the NE 1/4 of the SE 1/4, Section 33, T-79N, R-1W, in Farmington Township. This parcel consists of 38.00 acres more or less.
River Valley Cooperative, 2223 290th St., Wilton (Owner) - A Special Use Permit authorizing the location of a bulk anhydrous ammonia storage site and chemical mixing site on property located in the S 1/2 of the SW 1/4, Section 2, T-79N, R-1W, in Farmington Township, in the unincorporated town of Sunbury. An amendment to their S.U.P. was granted on February 26, 2009, to allow the conversion of a 30,000 gallon storage tank containing liquid propane to contain anhydrous ammonia. Also, with this chemical storage conversion, the Cooperative requested and was granted the continuance of the 250 foot setback variance approved by the Board on April 23, 1998. Another amendment to their Special Use Permit was granted on April 22, 2010, authorizing the location of a livestock feed mill on their property.
Mike and Gail Yates, RR, Olin (Owners) - A Home Industry Permit authorizing a welding and fabrication shop on their property located in Parcel A in the E 1/2 of the SW 1/4, Section 11, T-82N, R-3W, in Fremont Township, consisting of 6.00 acres more or less.
Iowa Wireless, Des Moines, Iowa - A Special Use Permit authorizing the location of a 195 foot personal communication services (P.C.S.) tower on property located in the NE 1/4 of the NE 1/4, Section 23, T-79N, R-2W, in Sugar Creek Township, consisting of 29.78 acres more or less.
Iowa Wireless, Des Moines, Iowa - A Special Use Permit authorizing the location of a 199 foot personal communication services (P.C.S.) tower on property located in the N 1/4 of the SE 1/4 of the SE 1/4, Section 2, T-79N, R-4W, in Springdale Township, consisting of 74.50 acres more or less.
Nextel West Corporation, Bloomington, MN - A Special Use Permit authorizing the location of a cellular communication tower on property located in the NW 1/4 of the SE 1/4, Section 17, T-79N, R-2W, in Rochester Township, consisting of 2.774 acres more or less.
Nextel West Corporation, Bloomington, MN - A Special Use Permit authorizing the location of a cellular communication tower on property located in the SE 1/4 of the SE 1/4, Section 9, T-79N, R-4W, in Springdale Township, consisting of 2.774 acres more or less.
Northern Border Pipeline Company, Omaha, Nebraska - A Special Use Permit authorizing the location of a communication tower on property located in the NE 1/4 of the NE 1/4 of the SW 1/4, Section 30, T-79N, R-1W, in Farmington Township, consisting of 6.16 acres more or less.
Debra Nash, RFD, West Branch - A Home

Occupation Permit for the purpose of operating a massage therapy business in her home on property located in Lot A, in the SE 1/4 of the SW 1/4, Section 31, T-80N, R-3W, in Iowa Township, on property consisting of 6.37 acres more or less.

Larry and Evelyn Beaver, RFD, West Liberty - A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This dwelling is located in the NW 1/4 of the NE 1/4, Section 19, T-79N, R-3W, in Iowa Township.

John Moffit, RR, Mechanicsville (Owner) - A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Or-

finance. This dwelling is located in the NW ¼ of the SE ¼, Section 14, T-82N, R-4W, in Pioneer Township.

EEC Limited - New York (Owner) - (formerly Kun Chae Bae Trust and KM Communications, Skokie, IL) - A Special Use Permit authorizing the location of a 1,459 foot communication tower and broadcast station on property located in the S ½ of the NE ¼, Section 19, T-80N, R-4W, in Gower Township, on a parcel consisting of 68.83 acres more or less.

Cedar County P.C.S., Clarence, Iowa - A Special Use Permit authorizing the location of a 190 foot personal communication services (P.C.S.) tower on property located in the NE ¼ of the SW ¼ of the NE ¼, Section 19, T-82N, R-3W, in Fremont Township, consisting of 60.00 acres more or less.

James and Adrienne Mills, RFD, Tipton - A Special Use Permit authorizing the location of a dog kennel on property located in Lot 1 in the N ½ of the SW ¼, Section 26, T-81N, R-2W, in Fairfield Township, consisting of 4.12 acres more or less. Said Lot 1 is presently zoned A-1 Agricultural.

Lois Hanser, RFD, Tipton (Owner) - A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This manufactured home is located in the SW ¼ of the NW ¼, Section 2, T-79N, R-3W, in Rochester Township, on a 90.00 acres more or less farm.

Sharon Stiff, RFD, Tipton (Owner) - A Home Occupation Permit authorizing the operation of a wood crafts shop in her home on property located in Lots 6, 7 and 8, Block 19, in the SW ¼ of the SE ¼, Section 2, T-79N, R-3W, Rochester Township, in the unincorporated town of Rochester, consisting of 0.54 acres more or less. Said property is currently zoned R-2 Urban Residential.

Eastern Iowa Drainage Services, RFD, Lowden (Owner) - A Special Use Permit granted for the purpose of conducting a farm service and tiling business in accordance with Chapter 5, A-1 Agricultural District, Section D1 of the Cedar County Zoning Ordinance, on property located in Parcel A, NW ¼ of the NW ¼, Section 11, T-81N, R-1W, in Springfield Township. Said parcel of land consists of 6.989 acres more or less.

Mike Moore, Tipton (Contract Buyer) - A Special Use Permit granted authorizing the location of a storage rental facility on property located in the NW ¼ of the NW ¼, Section 12, T-80N, R-3W, in Center West Township, consisting of 1.00 acres more or less. Said property is currently zoned A-1 Agricultural.

Richard Kordick, Kordick Surveying and Engineering, RFD, Tipton (Owner) - A Home Occupation Permit granted for the purpose of operating a surveying and civil engineering business in his home on property located in the SE ¼ of the NE 1/4 and the NE ¼ of the SE ¼, Section 18, T-81N, R-3W, in Red Oak Township, consisting of 11.87 acres more or less. Said property is currently zoned A-1 Agricultural.

David Frederick, DBA "The Wood Haus", RFD, West Branch - A Home Industry Permit for the purpose of operating a wood-working shop on property located in the NW ¼ of the NW ¼, Section 12, T-79N, R-4W, in Springdale Township, consisting of 2.07 acres more or less. Said property is presently zoned A-1 Agricultural.

Wireless Facilities, Inc., Urbandale, Iowa - A Special Use Permit authorizing the location of a 195 foot tall Personal Communication Services (PCS) tower on property located in the SW ¼ of the SW ¼ of the NE ¼, Section 22, T-79N, R-1W, in Farmington Township, on a tract of land consisting of 35.59 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.

Trinity Wireless Towers, Inc., Irving, Texas (Previously IPCS Wireless, Inc.) - A Special Use Permit authorizing the location of a 190 foot tall Personal Communication Services (P.C.S.) tower on property located in the SW ¼ of the NW ¼ of the SE ¼, Section 9, T-79N, R-3W, in Iowa Township, consisting of 1.00 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.

Trinity Wireless Towers, Inc., Irving, Texas (Previously IPCS Wireless, Inc.) - A Special Use Permit authorizing the location of a 190 foot tall Personal Communication Services (P.C.S.) tower on property located in the NW ¼ of the SW ¼ of the NW ¼, Section 7, T-79N, R-4W, in Springdale Township, consisting of 1.00 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.

Vicki Reynolds, RFD, West Branch (Owner) - A Special Use Permit for the purpose of operating a dog grooming shop and kennel on property located in the NW ¼ of the NW ¼ and the SW ¼ of the NW ¼, Section 32, T-79N, R-4W, in Springdale Township, consisting of 0.71 acres more or less. Said property is currently zoned A-1 Agricultural.

Wendling Quarries, Inc., DeWitt, Iowa - A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in Lot 1 of Lot B, in the NE ¼, Section 23, T-80N, R-3W, in Center West Township, consisting of 27.105 acres more or less. Said property is presently zoned A-1 Agricultural.

Joanna Reichert, RFD, Tipton (Owner) - A Home Occupation Permit for the purpose of operating a massage therapy business in her home on property located in the SW ¼ of the SE ¼, Section 16, T-80N, R-3W, in Center West Township, consisting of 365 acres more or less. Said property is currently zoned A-1 Agricultural.

Robert and Judy Wright, RFD, West Branch (Owners) - A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance, and a variance of the front yard setback requirements in the A-1 Agricultural District. This dwelling is located at the site of a mobile home which was removed in 1999, in the W ½ of the NW ¼ of the SW ¼, Section 15, T-80N, R-4W, in Gower Township. An amendment was granted to their S.U.P. on August 23, 2007, authorizing the location of a fourth dwelling on their farm.

Wendling Quarries, Inc., DeWitt, Iowa - A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in the NE ¼ of the NE ¼, Section 23 and the NW ¼ of the NW ¼, Section 24, T-80N, R-3W, in Center West Township, consisting of 31.00 acres more or less. Said property is currently zoned A-1 Agricultural.

U.S. Cellular, Cedar Rapids, Iowa (Leasee) and Weets Farms, Inc. (Leasee and Owner), 350 Franklin Avenue, Mechanicsville, Iowa - A Special Use Permit authorizing the location of a 330 foot tall wireless communication tower on property located in the NE ¼ of the NE ¼, Section 23, T-82N, R-4W, in Pioneer Township, consisting of 4.34 acres more or less. Said property is zoned A-1 Agricultural.

U.S. Cellular, Cedar Rapids, Iowa (Leasee) and Pam Farms, Inc. (Leasee and Owner), 300th Street, West Branch, Iowa - A Special Use Permit authorizing the location of a 280 foot tall wireless communication tower on property located in the NW ¼ of the NW ¼, Section 18, T-79N, R-4W, in Springdale Township, consisting of 4.42 acres more or less. Said property is zoned A-1 Agricultural.

Joseph and Mary Goodlove, RFD, Lowden (Owners) - A Special Use Permit authorizing the location of a Bed and Breakfast Home on property located in the NW ¼ of the SW ¼, Section 12, T-82N, R-1W, in Massillon Township, consisting of 25.17 acres more or less. Said property is currently zoned A-1 Agricultural.

U.S. Cellular, Cedar Rapids, Iowa (Leasee) and David Litscher (Lessor and Owner) - A Special Use Permit authorizing the location of a 250 foot tall cellular communication tower on property located in the NE ¼ of the NE ¼ of the NE ¼, Section 27, T-82N, R-3W, in Fremont Township, consisting of 5.74 acres more or less. Said property is currently zoned A-1 Agricultural.

Harry and Denise Wethington, RFD, Tipton (Owners) - A Special Use Permit authorizing the location of a yard waste composting facility on property located in the SW ¼ of the SE ¼ of the SW ¼, Section 32, T-81N, R-2W, in Fairfield Township, consisting of 0.5 acres more or less. Said property is currently zoned A-1 Agricultural.

Wendling Quarries, Inc., DeWitt, Iowa - A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in the NE ¼ of the SW ¼ and a portion of the W ½ of the SW ¼ of the NE ¼ and the NW ¼ of the SE ¼, all in Section 4, T-81N, R-1W, in Springdale Township, consisting of 44.65 acres more or less. Said property is currently zoned A-1 Agricultural.

Jordan Pettus, 61 Solon Road, Solon (Owner) - A Home Occupation Permit for the purpose of operating a residential design and consultation service in his home on property located in the NW ¼ of the SE ¼, Section 19, T-81N, R-4W, in Cass Township,

consisting of 6.70 acres more or less. Said property is zoned R-1 Suburban Residential and A-1 Agricultural.

Christopher Doherty, RFD, Tipton - A Home Industry Permit authorizing the location of a landscaping business at 1872 3rd St., Tipton, Iowa. Said property is described as Parcel "B" in the NW ¼ of the SE ¼, Section 2, T-79N, R-3W, in Rochester Township, in the unincorporated town of Rochester. Said Parcel "B" consists of 2.88 acres more or less. Total property is 4.00 acres more or less and is zoned both R-2 Urban Residential and A-1 Agricultural.

Deanna Schroeder, RFD, Oxford Junction (Owner) - A Special Use Permit authorizing the location of a dog grooming and boarding facility on property located in the SE ¼ of the NE ¼, Section 9, T-82N, R-1W, in Massillon Township, consisting of 2.76 acres more or less. Said property is currently zoned A-1 Agricultural.

David Fulwider, 1112 235th Street, Tipton (Owner) - A Home Industry Permit for the purpose of operating a small engine repair business on his property located in the NE ¼ of the NW ¼ of the SW ¼, Section 12, T-80N, R-3W, in Center West Township, consisting of 0.78 acres more or less. Said property is currently zoned A-1 Agricultural.

Lisa Morey, 2051 Highway 927, Wilton (Owner) - A Special Use Permit for a dog grooming kennel on property located in the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼, Section 23, T-79N, R-1W, in Farmington Township, consisting of 5.00 acres more or less. Said property is currently zoned both A-1 Agricultural and R-1 Suburban Residential.

Benjamin and Tanya Sterner, RFD, Tipton

(Owners) - A Home Occupation Permit to allow a dog grooming business on property located in the NW ¼ of the NW 1/4, and the SW ¼ of the NW ¼, Section 6, T-79N, R-2W, in Rochester Township, consisting of 10.00 acres more or less. Said property is zoned both R-1 Suburban Residential and A-1 Agricultural.

Amy Reif and Ron Benhart, 1772 140th Street, Lowden, Iowa (Owners) - A Home Industry Permit to allow automotive repair on property located in the NW ¼ of the NE ¼, Section 25, T-82N, R-2W, in Dayton Township, consisting of 3.97 acres more or less. Said property is currently zoned A-1 Agricultural.

Stacy Craig, RR, Clarence (Owner) - A Home Occupation Permit for the purpose of operating a canine massage business on property located at 1775 200th Street, Clarence, in the SE ¼ of the SW ¼ of the SE ¼, Section 24, T-81N, R-2W, in Fairfield Township, consisting of 6.70 acres more or less. Said property is currently zoned A-1 Agricultural.

Curtis & Carla Friis, 44 280th Street, West Branch (Owners) - A Special Use Permit authorizing the location of a dog boarding kennel on property located in the NE ¼ of the NW ¼, Section 6, T-79N, R-4W, in Gower Township, consisting of 160 acres more or less. Said property is currently zoned A-1 Agricultural. An amendment was granted on August 23, 2007, to allow for the expansion of their dog boarding facility by an additional fourteen (14) pens. Another amendment was granted on October 27, 2011, to allow for relocation of their existing pet boarding facility.

Kay Bentley, 707 West 9th Street #39, Tipton (Owner) - A Special Use Permit to allow a dog breeding kennel at 637 Rose Avenue, Clarence, Iowa, in the E ½ of the SE ¼, of the NE ¼, Section 2, T-81N, R-2W, in Fairfield Township, consisting of 2.35 acres more or less. Said property is currently zoned A-1 Agricultural.

Dennis Ricke, 743 Adams Avenue, Lisbon (Owner) - A Home Occupation Permit to allow for the manufacture of custom firearms on his property located in the SW ¼ of the NW ¼ and the S ½ of the NW ¼ of the NW ¼, Section 7, T-81, R-4W, in Linn Township, consisting of 47.90 acres more or less. Said property is currently zoned A-1 Agricultural.

Cedar County PCS, L.L.C., 608 Lombard St., Clarence (Leasee) & Randall & Kimberly Siders, 1086 273rd St., Tipton (Leasee & Owners) - A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the SE ¼ of the NE ¼, Section 35, T-80N, R-3W, in Rochester Township. Said property is currently zoned A-1 Agricultural.

John and Sherrie Falkers, 990 Cedar Valley Road, Tipton (Owners) - A Home Industry Permit to allow repair of motor vehicles as Falkers Repair and Body Shop on property

located in the NE ¼ of the NE ¼, Section 15, T-80N, R-3W, in Center West Township. Said property is currently zoned A-1 Agricultural.

Cedar County P.C.S., L.L.C., 608 Lombard St., Clarence (Leasee) and James and Sharon Wilson, 1826 230th St., Bennett (Leasee & Owners) - A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the NE ¼ of the SE ¼, Section 7, T-80N, R-1W, in Inland Township. Said property is currently zoned A-1 Agricultural.

Al and Melany Reinboldt, 809 Hill Ridge Dr., Lisbon (Owners) - A Special Use Permit authorizing a private horse barn on Lot 11, Buffalo Ridge Second Addition, located in the NW ¼, NW ¼ and SW ¼, NW ¼, Section 19, T-82N, R-4W, in Pioneer Township, consisting of 20.52 acres more or less. Said property is currently zoned R-1 Suburban Residential.

Jason Smith, 1051 Garfield Avenue, Tipton (Owner) - A Special Use Permit authorizing an Agricultural Service Business, a communication cable installation business at 1051 Garfield Avenue, Tipton, on property located in the SE ¼, NE ¼, Section 25, T-81N, R-4W, in Cass Township, consisting of 5.9 acres more or less. Said property is currently zoned A-1 Agricultural.

Michael S. Moore, 1110 Cedar Valley Road, Tipton (Owner) - A Home Industry Permit allowing a lawn mowing, small engine and snow removal business on property located in the SW ¼, SW ¼, Section 1, T-80N, R-3W, in Center West Township. Said property is currently zoned A-1 Agricultural.

Michael and Brandi King, 2352 Old Lincoln Highway, Lowden (Owners) - A Special Use Permit authorizing a dog breeding kennel at 2352 Old Lincoln Highway, Lowden, located in Parcel A, SW ¼, SW ¼, NE ¼, Section 1, T-81N, R-1W, in Springfield Township, consisting of 3.02 acres more or less. Said property is currently zoned A-1 Agricultural.

Marty Moylan, 1003 Cedar Valley Road, Tipton, IA (Owner) - A Special Use Permit

conversion to a completely

lander reported the new state

County Attorney Jeff Re-

Data Management

Court System Electronic

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of asphalt overlay are applied.

ished until the final 2 inches

relations. The job won't be fin-

as required by state DOT regu-

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Engineer Rob Fangmann re-

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Lowden on Y-14. More stream

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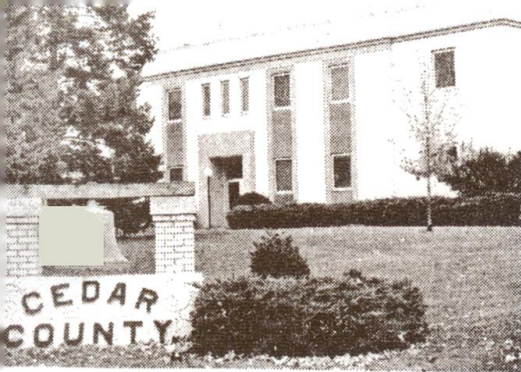
to occupy county personnel.

months later and will continue

being directly addressed 2

Effects of that rain are still

properties.



Tel: 563-886-2248

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

August 5, 2013

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, August 22, 2013, 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. Robert and Michele Hartig, 1936 4th Street, Tipton, IA (Contract Buyers) & Anna Proctor, 1930 4th Street, Tipton, IA (Owner)** – Requesting approval of a temporary variance to allow two (2) dwellings on property located at 1939 4th Street, Tipton, IA, located in Lot A of Lot 3, in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 1, T-79N, R-1W, in Rochester Township, consisting of 6.02 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 La Rue
Zoning Administrator

PL:sl

Copies sent out on 8/6/13 to the following:

1. Robert & Michele Hartig – 1936 4th Street, Tipton, Iowa 52772 – **Certified**
 2. Anna Proctor – 1930 4th Street, Tipton, Iowa 52772
 3. Lori Nelson & James Fuller – 1934 4th Street, Tipton, Iowa 52772
 4. Amy & Scott McAtee – 1935 4th Street, Tipton, Iowa 52772
 5. Joanne Williams – 1931 4th Street, Tipton, Iowa 52772
 6. Citi Mortgage, Inc. – P.O. Box 790023 MS 323, Saint Louis, MO 63179
 7. Dale & Francis Thumma – Trustees – 1149 290th Street, Tipton, Iowa 52772
-

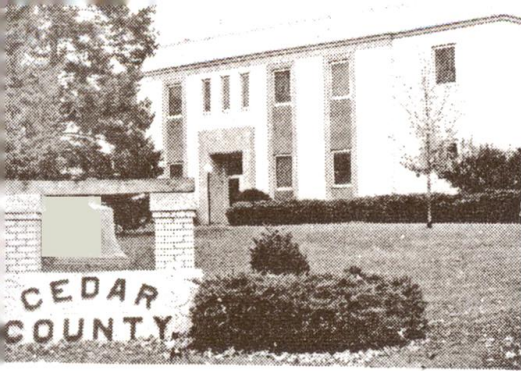
Copy e-mailed to Tipton Conservative on 8/2/13

5 Board of Adjustment members on 8/6/13

Copy e-mailed to Rob Fangmann, County Engineer on 8/6/13

2 File Copies

1 Bulletin Board Copy



Tel: 563-886-2248

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

August 2, 2013

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, August 22, 2013, 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. **Robert and Michele Hartig, 1936 4th Street, Tipton, IA (Contract Buyers) & Anna Proctor, 1930 4th Street, Tipton, IA (Owner)** – Requesting approval of a temporary variance to allow two (2) dwellings on property located at 1939 4th Street, Tipton, IA, located in Lot A of Lot 3, in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 1, T-79N, R-1W, in Rochester Township, consisting of 6.02 acres more or less. Said property is currently zoned A-1 Agricultural District.

At this time, the Board will also be conducting their annual review of the following Home Occupation/Industry and Special Use Permits which have previously been granted to the following:

1. Dennis and Dianna Hodgden, RR, Tipton (Owners) – A Special Use Permit authorizing the commercial extraction of limestone on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 22, T-80N, R-3W, in Center West Township, consisting of 5.00 acres more or less.
2. Joe and Carolyn Kilburg, RR, Lisbon (Owners) – A Home Occupation Permit for the purpose of operating a photography studio in their home on property located in Lot 6, in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 18, T-82N, R-4W, in Pioneer Township. Lot 6 is currently zoned R-1 Suburban Residential and consists of 1.615 acres more or less.
3. Ward Skinner Estate, RR, Wheatland (Owner) and Wendling Quarries, Inc., De Witt – A Special Use Permit authorizing the commercial extraction of sand and gravel on property located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 11, T-82N, R-1W, in Massillon Township, consisting of 103 acres more or less.

4. Patty Laing, RFD, West Branch (Owner) – A permit authorizing a Home Occupation Permit for the purpose of operating a beauty salon in her home located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, T-80N, R-4W, in Gower Township.
5. Jim Neuzil, J.W. Ranch, RR, Mechanicsville – A permit authorizing the location of seasonal rodeo activities on his property located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, T-81N, R-4W, in Linn Township, consisting of 47.77 acres more or less.
6. Loretta Martin Frana, RR, Lowden (Owner) – A permit authorizing the operation of a commercial dog breeder kennel on her property located in Lot A, in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 19, T-82N, R-1W, in Massillon Township, consisting of approximately 3.13 acres.
7. Donald and Scheryl Grant, RR, Bennett (Owners) – A permit authorizing the operation of a commercial dog breeder kennel on their property located in Lot E, in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 33, T-81N, R-1W, in Springfield Township, consisting of 10.00 acres more or less.
8. Elaine Berry, RR, Clarence (Owner) – A Special Use Permit authorizing the location of a commercial dog breeding kennel on property located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 4, T-81N, R-2W, in Fairfield Township, consisting of 2.179 acre more or less.
9. Cedar County Cooperative, Tipton (Owner) – A Special Use Permit authorizing an Agricultural Business. The property is located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 20, T-80N, R-4W, in Gower Township, consisting of 20.00 acres more or less. An amendment to their S.U.P. was granted on September 27, 2007, to allow for the placement of a 30,000 gallon anhydrous ammonia storage tank directly south of their two existing 12,000 gallon tanks. The property is currently zoned Ab Agricultural Business. Another amendment to their Special Use Permit was granted on August 25, 2011, to allow for the placement of an additional 30,000 gallon anhydrous ammonia storage tank.
10. Sandra Langenberg, RR, West Branch (Owner) – A Home Occupation Permit for the purpose of operating a Day Care Home on property located in Lot 2, in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 32, T-80N, R-4W, in Gower Township, consisting of 1.84 acres more or less. Lot 2 is currently zoned R-1 Suburban Residential.
11. Duffee Grain, Inc., Wilton (Owner) – A permit authorizing the storage and drying of grain on their property located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 27, T-79N, R-4W, in Springdale Township, consisting of 8.43 acres more or less.
12. Debra Bedford, RFD, Stanwood (Owner) – A Special Use Permit for the purpose of operating a dog boarding and breeding kennel on property located in Parcel A in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 21, T-82N, R-2W, in Dayton Township, consisting of 2.13 acres more or less.

13. United States Cellular Communications, Davenport, Iowa – A Special Use Permit authorizing the location of a cellular communication tower on property located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, T-79N, R-2W, in Sugar Creek Township, consisting of 5.65 acres more or less.
14. Sherry Smahaj, RFD, Lowden (Owner) – A Home Industry Permit for the purpose of operating a floral design business on her property located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, T-81N, R-1W, in Springfield Township, consisting of 10.00 acres more or less.
15. Robert Menke, RFD, Wilton (Owner) – A Special Use Permit authorizing the location of an agricultural trailer sales and display area on property located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 33, T-79N, R-1W, in Farmington Township. This parcel consists of 38.00 acres more or less.
16. River Valley Cooperative, 2223 290th St., Wilton (Owner) – A Special Use Permit authorizing the location of a bulk anhydrous ammonia storage site and chemical mixing site on property located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 2, T-79N, R-1W, in Farmington Township, in the unincorporated town of Sunbury. An amendment to their S.U.P. was granted on February 26, 2009, to allow the conversion of a 30,000 gallon storage tank containing liquid propane to contain anhydrous ammonia. Also, with this chemical storage conversion, the Cooperative requested and was granted the continuance of the 250 foot setback variance approved by the Board on April 23, 1998. Another amendment to their Special Use Permit was granted on April 22, 2010, authorizing the location of a livestock feed mill on their property.
17. Mike and Gail Yates, RR, Olin (Owners) – A Home Industry Permit authorizing a welding and fabrication shop on their property located in Parcel A in the E $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 11, T-82N, R-3W, in Fremont Township, consisting of 6.00 acres more or less.
18. Iowa Wireless, Des Moines, Iowa – A Special Use Permit authorizing the location of a 195 foot personal communication services (P.C.S.) tower on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T-79N, R-2W, in Sugar Creek Township, consisting of 29.78 acres more or less.
19. Iowa Wireless, Des Moines, Iowa – A Special Use Permit authorizing the location of a 199 foot personal communication services (P.C.S.) tower on property located in the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, T-79N, R-4W, in Springdale Township, consisting of 74.50 acres more or less.
20. Nextel West Corporation, Bloomingdale, MN – A Special Use Permit authorizing the location of a cellular communication tower on property located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 17, T-79N, R-2W, in Rochester Township, consisting of 2.774 acres more or less.

21. Nextel West Corporation, Bloomingdale, MN – A Special Use Permit authorizing the location of a cellular communication tower on property located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 9, T-79N, R-4W, in Springdale Township, consisting of 2.774 acres more or less.
22. Northern Border Pipeline Company, Omaha, Nebraska – A Special Use Permit authorizing the location of a communication tower on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 30, T-79N, R-1W, in Farmington Township, consisting of 6.16 acres more or less.
23. Debra Nash, RFD, West Branch – A Home Occupation Permit for the purpose of operating a massage therapy business in her home on property located in Lot A, in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 31, T-80N, R-3W, in Iowa Township, on property consisting of 6.37 acres more or less.
24. Larry and Evelyn Beaver, RFD, West Liberty – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This dwelling is located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 19, T-79N, R-3W, in Iowa Township.
25. John Moffit, RR, Mechanicsville (Owner) – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This dwelling is located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, T-82N, R-4W, in Pioneer Township.
26. EEC Limited – New York (Owner) - (formerly Kun Chae Bae Trust and KM Communications, Skokie, IL) – A Special Use Permit authorizing the location of a 1,459 foot communication tower and broadcast station on property located in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 19, T-80N, R-4W, in Gower Township, on a parcel consisting of 68.83 acres more or less.
27. Cedar County P.C.S., Clarence, Iowa – A Special Use Permit authorizing the location of a 190 foot personal communication services (P.C.S.) tower on property located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 19, T-82N, R-3W, in Fremont Township, consisting of 60.00 acres more or less.
28. James and Adrienne Mills, RFD, Tipton – A Special Use Permit authorizing the location of a dog kennel on property located in Lot 1 in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 26, T-81N, R-2W, in Fairfield Township, consisting of 4.12 acres more or less. Said Lot 1 is presently zoned A-1 Agricultural.
29. Lois Hanser, RFD, Tipton (Owner) – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance. This manufactured home is located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 2, T-79N, R-3W, in Rochester Township, on a 90.00 acres more or less farm.

30. Sharon Stiff, RFD, Tipton (Owner) – A Home Occupation Permit authorizing the operation of a wood crafts shop in her home on property located in Lots 6, 7 and 8, Block 19, in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, T-79N, R-3W, Rochester Township, in the unincorporated town of Rochester, consisting of 0.54 acres more or less. Said property is currently zoned R-2 Urban Residential.
31. Eastern Iowa Drainage Services, RFD, Lowden (Owner) – A Special Use Permit granted for the purpose of conducting a farm service and tiling business in accordance with Chapter 5, A-1 Agricultural District, Section D1 of the Cedar County Zoning Ordinance, on property located in Parcel A, NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, T-81N, R-1W, in Springfield Township. Said parcel of land consists of 6.989 acres more or less.
32. Mike Moore, Tipton (Contract Buyer) – A Special Use Permit granted authorizing the location of a storage rental facility on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, T-80N, R-3W, in Center West Township, consisting of 1.00 acres more or less. Said property is currently zoned A-1 Agricultural.
33. Richard Kordick, Kordick Surveying and Engineering, RFD, Tipton (Owner) – A Home Occupation Permit granted for the purpose of operating a surveying and civil engineering business in his home on property located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 18, T-81N, R-3W, in Red Oak Township, consisting of 11.87 acres more or less. Said property is currently zoned A-1 Agricultural.
34. David Frederick, DBA "The Wood Haus", RFD, West Branch – A Home Industry Permit for the purpose of operating a woodworking shop on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, T-79N, R-4W, in Springdale Township, consisting of 2.07 acres more or less. Said property is presently zoned A-1 Agricultural.
35. Wireless Facilities, Inc., Urbandale, Iowa – A Special Use Permit authorizing the location of a 195 foot tall Personal Communication Services (PCS) tower on property located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 22, T-79N, R-1W, in Farmington Township, on a tract of land consisting of 35.59 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.
36. Trinity Wireless Towers, Inc., Irving, Texas (Previously IPCS Wireless, Inc.) – A Special Use Permit authorizing the location of a 190 foot tall Personal Communication Services (P.C.S.) tower on property located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 9, T-79N, R-3W, in Iowa Township, consisting of 1.00 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.
37. Trinity Wireless Towers, Inc., Irving, Texas (Previously IPCS Wireless, Inc.) – A Special Use Permit authorizing the location of a 190 foot tall Personal Communication Services (P.C.S.) tower on property located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 7, T-79N, R-4W, in Springdale Township, consisting of 1.00 acres more or less. Said property will be leased and is currently zoned A-1 Agricultural.

38. Vicki Reynolds, RFD, West Branch (Owner) – A Special Use Permit for the purpose of operating a dog grooming shop and kennel on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 32, T-79N, R-4W, in Springdale Township, consisting of 0.71 acres more or less. Said property is currently zoned A-1 Agricultural.
39. Wendling Quarries, Inc., DeWitt, Iowa – A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in Lot 1 of Lot B, in the NE $\frac{1}{4}$, Section 23, T-80N, R-3W, in Center West Township, consisting of 27.105 acres more or less. Said property is presently zoned A-1 Agricultural.
40. Joanna Reichert, RFD, Tipton (Owner) – A Home Occupation Permit for the purpose of operating a massage therapy business in her home on property located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 16, T-80N, R-3W, in Center West Township, consisting of 365 acres more or less. Said property is currently zoned A-1 Agricultural.
41. Robert and Judy Wright, RFD, West Branch (Owners) – A Special Use Permit authorizing the location of a third dwelling on a farm in accordance with Chapter 5, A-1 Agricultural District, Section C(2) of the Cedar County Zoning Ordinance, and a variance of the front yard setback requirements in the A-1 Agricultural District. This dwelling is located at the site of a mobile home which was removed in 1999, in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 15, T-80N, R-4W, in Gower Township. An amendment was granted to their S.U.P. on August 23, 2007, authorizing the location of a fourth dwelling on their farm.
42. Wendling Quarries, Inc., DeWitt, Iowa – A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23 and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 24, T-80N, R-3W, in Center West Township, consisting of 31.00 acres more or less. Said property is currently zoned A-1 Agricultural.
43. U.S. Cellular, Cedar Rapids, Iowa (Leasee) and Weets Farms, Inc. (Leaser and Owner), 350 Franklin Avenue, Mechanicsville, Iowa – A Special Use Permit authorizing the location of a 330 foot tall wireless communication tower on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, T-82N, R-4W, in Pioneer Township, consisting of 4.34 acres more or less. Said property is zoned A-1 Agricultural.
44. U.S. Cellular, Cedar Rapids, Iowa (Leasee) and Pam Farms, Inc. (Leaser and Owner), 300th Street, West Branch, Iowa – A Special Use Permit authorizing the location of a 280 foot tall wireless communication tower on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 18, T-79N, R-4W, in Springdale Township, consisting of 4.42 acres more or less. Said property is zoned A-1 Agricultural.
45. Joseph and Mary Goodlove, RFD, Lowden (Owners) – A Special Use Permit authorizing the location of a Bed and Breakfast Home on property located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, T-82N, R-1W, in Massillon Township, consisting of 25.17 acres more or less. Said property is currently zoned A-1 Agricultural.

46. U.S. Cellular, Cedar Rapids, Iowa (Leasee) and David Litscher (Lessor and Owner) – A Special Use Permit authorizing the location of a 250 foot tall cellular communication tower on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 27, T-82N, R-3W, in Fremont Township, consisting of 5.74 acres more or less. Said property is currently zoned A-1 Agricultural.
47. Harry and Denise Wethington, RFD, Tipton (Owners) – A Special Use Permit authorizing the location of a yard waste composting facility on property located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 32, T-81N, R-2W, in Fairfield Township, consisting of 0.5 acres more or less. Said property is currently zoned A-1 Agricultural.
48. Wendling Quarries, Inc., DeWitt, Iowa – A Special Use Permit for the purpose of expanding their existing limestone quarry operation on property located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and a portion of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 4, T-81N, R-1W, in Springfield Township, consisting of 44.65 acres more or less. Said property is currently zoned A-1 Agricultural.
49. Jordan Pettus, 61 Solon Road, Solon (Owner) – A Home Occupation Permit for the purpose of operating a residential design and consultation service in his home on property located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 19, T-81N, R-4W, in Cass Township, consisting of 6.70 acres more or less. Said property is zoned R-1 Suburban Residential and A-1 Agricultural.
50. Christopher Doherty, RFD, Tipton – A Home Industry Permit authorizing the location of a landscaping business at 1872 3rd St., Tipton, Iowa. Said property is described as Parcel “B” in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, T-79N, R-3W, in Rochester Township, in the unincorporated town of Rochester. Said Parcel “B” consists of 2.88 acres more or less. Total property is 4.00 acres more or less and is zoned both R-2 Urban Residential and A-1 Agricultural.
51. Deanna Schroeder, RFD, Oxford Junction (Owner) – A Special Use Permit authorizing the location of a dog grooming and boarding facility on property located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 9, T-82N, R-1W, in Massillon Township, consisting of 2.76 acres more or less. Said property is currently zoned A-1 Agricultural.
52. David Fulwider, 1112 235th Street, Tipton (Owner) – A Home Industry Permit for the purpose of operating a small engine repair business on his property located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, T-80N, R-3W, in Center West Township, consisting of 0.78 acres more or less. Said property is currently zoned A-1 Agricultural.
53. Lisa Morey, 2051 Highway 927, Wilton (Owner) – A Special Use Permit for a dog boarding kennel on property located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 23, T-79N, R-1W, in Farmington Township, consisting of 5.00 acres more or less. Said property is currently zoned both A-1 Agricultural and R-1 Suburban Residential.

54. Benjamin and Tanya Sterner, RFD, Tipton (Owners) – A Home Occupation Permit to allow a dog grooming business on property located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, T-79N, R-2W, in Rochester Township, consisting of 10.00 acres more or less. Said property is zoned both R-1 Suburban Residential and A-1 Agricultural.
55. Amy Reif and Ron Benhart, 1772 140th Street, Lowden, Iowa (Owners) – A Home Industry Permit to allow automotive repair on property located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 25, T-82N, R-2W, in Dayton Township, consisting of 3.97 acres more or less. Said property is currently zoned A-1 Agricultural.
56. Stacy Craig, RR, Clarence (Owner) – A Home Occupation Permit for the purpose of operating a canine massage business on property located at 1775 200th Street, Clarence, in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, T-81N, R-2W, in Fairfield Township, consisting of 6.70 acres more or less. Said property is currently zoned A-1 Agricultural.
57. Curtis & Carla Friis, 44 280th Street, West Branch (Owners) – A Special Use Permit authorizing the location of a dog boarding kennel on property located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, T-79N, R-4W, in Gower Township, consisting of 160 acres more or less. Said property is currently zoned A-1 Agricultural. An amendment was granted on August 23, 2007, to allow for the expansion of their dog boarding facility by an additional fourteen (14) pens. Another amendment was granted on October 27, 2011, to allow for relocation of their existing pet boarding facility.
58. Kay Bentley, 707 West 9th Street #39, Tipton (Owner) – A Special Use Permit to allow a dog breeding kennel at 637 Rose Avenue, Clarence, Iowa, in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$, of the NE $\frac{1}{4}$, Section 2, T-81N, R-2W, in Fairfield Township, Consisting of 2.35 acres more or less. Said property is currently zoned A-1 Agricultural.
59. Dennis Ricke, 743 Adams Avenue, Lisbon (Owner) – A Home Occupation Permit to allow for the manufacture of custom firearms on his property located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 7, T-81, R-4W, in Linn Township, consisting of 47.90 acres more or less. Said property is currently zoned A-1 Agricultural.
60. Cedar County PCS, L.L.C., 608 Lombard St., Clarence (Leasee) & Randall & Kimberly Siders, 1086 273rd St., Tipton (Leasee & Owners) – A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 35, T-80N, R-3W, in Rochester Township. Said property is currently zoned A-1 Agricultural.
61. John and Sherrie Falkers, 990 Cedar Valley Road, Tipton (Owners) – A Home Industry Permit to allow repair of motor vehicles as Falkers Repair and Body Shop on property located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15, T-80N, R-3W, in Center West Township. Said property is currently zoned A-1 Agricultural.

62. Cedar County P.C.S., L.L.C., 608 Lombard St., Clarence (Leasee) and James and Sharon Wilson, 1826 230th St., Bennett (Lessor & Owners) – A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, T-80N, R-1W, in Inland Township. Said property is currently zoned A-1 Agricultural.
63. Al and Melany Reinboldt, 809 Hill Ridge Dr., Lisbon (Owners) – A Special Use Permit authorizing a private horse barn on Lot 11, Buffalo Ridge Second Addition, located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$ and SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 19, T-82N, R-4W, in Pioneer Township, consisting of 20.52 acres more or less. Said property is currently zoned R-1 Suburban Residential.
64. Jason Smith, 1051 Garfield Avenue, Tipton (Owner) – A Special Use Permit authorizing an Agricultural Service Business, a communication cable installation business at 1051 Garfield Avenue, Tipton, on property located in the SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 25, T-81N, R-4W, in Cass Township, consisting of 5.9 acres more or less. Said property is currently zoned A-1 Agricultural.
65. Michael S. Moore, 1110 Cedar Valley Road, Tipton (Owner) – A Home Industry Permit allowing a lawn mowing, small engine and snow removal business on property located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 1, T-80N, R-3W, in Center West Township. Said property is currently zoned A-1 Agricultural.
66. Michael and Brandi King, 2352 Old Lincoln Highway, Lowden (Owners) – A Special Use Permit authorizing a dog breeding kennel at 2352 Old Lincoln Highway, Lowden, located in Parcel A, SW $\frac{1}{4}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 1, T-81N, R-1W, in Springfield Township, consisting of 3.02 acres more or less. Said property is currently zoned A-1 Agricultural.
67. Marty Moylan, 1003 Cedar Valley Road, Tipton, IA (Owner) – A Special Use Permit authorizing the location of a private horse barn on Lot 1, Nebergall's Second Addition, located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 11, T-80N, R-3W, Center West Township, consisting of 3.62 acres more or less.
68. James Lilienthal and Kraig Timmerman, 26865 1st Avenue, New Liberty (Contract Buyers) and Jeffrey Graves, P.O. Box 70, Durant, Iowa (Owner) – A Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property located in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 24, T-79N, R-1W, in Farmington Township, consisting of 5.00 acres more or less. Said property is currently zoned C-2 Highway Commercial and A-1 Agricultural District.
69. Cedar County P.C.S., LLC, 608 Lombard St., Clarence, IA (Leasee) and Ron and Daisy Wingert, 1389 Highway 130, Tipton, IA (Leaser and Owners) – A Special Use Permit authorizing the location of a 190 foot tall wireless communication tower on property located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 27, T-81N, R-4W, in Cass Township.

70. William Heister, 2186 177th St., Lowden, IA (Owner) – A Home Occupation/Industry Permit for the purpose of allowing a gun shop business on property located at Lot 1, Pruess Second Addition, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 10, T-81N, R-1W, in Springfield Township, consisting of 8.44 acres more or less.
71. Rob and Andrea Schmidt, 1944 Spicer Avenue, Wilton, IA (Owners) – A Home Occupation/Industry Permit for the purpose of allowing a photography studio on property located in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 7, T-79N, R-1W, in Farmington Township, consisting of 4.74 acres more or less.
72. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets, 612 160th Street, Mechanicsville, IA (Lessor & Owners) – A Special Use Permit authorizing the location of a 507 foot tall wind turbine: Commercial Wind Energy Conversion System (C.W.E.C.S.) on property located in the N $\frac{1}{2}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 6, T-81N, R-3W, in Red Oak Township.
73. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets. 612 160th Street, Mechanicsville, IA (Lessor & Owners) – A Special Use Permit authorizing the location of a 507 foot tall wind turbine: Commercial Wind Energy Conversion System (C.W.E.C.S.) on property located in the S $\frac{1}{2}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 6, T-81N, R-3W, in Red Oak Township.
74. Steve and Sheryl Yerington, 1050 Stonemill Road, Tipton, IA (Owners) A Special Use Permit authorizing the location of a commercial dog kennel on property located on Parcel D, in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 14, T-80N, R-3W, in Center West Township, consisting of 5.19 acres more or less.
75. Craig and Trudy Pearson, 1033 210th Street, Tipton, IA (Owners) – 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.
76. 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) – 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.
77. Jerrad Pelzer, 1539 240th St., Tipton, IA (Renter) and Ed & Molly Pelzer, 1531 240th St., Tipton, IA (Owners) – A Home Industry Permit to allow a firearms business on the 1539 240th St. property located in the S $\frac{1}{2}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$, except Parcel A in Section 10, T-80N, R-2W, in Center East Township, consisting of 18.97 acres more or less.

78. AgVantage Farm Service, 1600 8th Street SW, Waverly, IA (Lessee) and Murry and Renee Mente, 1309 Highway 130, Tipton, Iowa (Owners and Lessors) – A Special Use Permit authorizing an Agricultural Service Business for a bulk farm chemical station.
79. Tim Powers, “Powers Sports, LLC”, 254 Adams Avenue, Lisbon (Owner) – A Home Industry Permit to allow a firearms business.
80. Rodney Hansen, 875 297th Street, Atalissa, IA (Owner) – A Home Business Permit authorizing the location of a firearm sales business.
81. Gregory and Melissa Sahr, 2190 177th Street, Lowden, IA (Owners) – A Special Use Permit authorizing the location of a livestock stable on Lot 3, Pruess Second Addition.
82. Sue Faith, 525 290th St., West Branch, IA (Owners) – A Home Industry Permit authorizing the location of a tool sharpening 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 La Rue
Zoning Administrator

PL:sl



Tel: 563-886-2248

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

July 9, 2013

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 July because no petitions have been received.

Sincerely,

Phil La Rue
Zoning Administrator

PL:sl



Tel: 563-886-2248

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

June 11, 2013

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 June because no petitions have been received.

Sincerely,

Phil La Rue
Zoning Administrator

PL:sl

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

May 23, 2013

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, May 23, 2013, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Beyer, Lenker and new member Laura Twing. Members absent were Hoy and Penningroth.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on October 25, 2012, were previously sent to the members. They were approved as presented.

The Board members then considered the following petition:

- 1. Laurence and Julie Christiansen, 448 Spicer Avenue, Clarence, IA (Owners)-** Requesting approval of a Special Use Permit for the purpose of authorizing a farm equipment business on property located in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, and the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 30, T-82N, R-1W, in Massillon Township, consisting of 3.33 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 Cedar County Zoning Ordinance in conjunction with Chapter 20 Ordinance and the flood plain regulations. The letter received from County Engineer, Rob Fangmann, stated this property is located on gravel route Spicer Avenue and should have minimal impact on the existing infrastructure. An approved entrance permit is on file in his office. The permit is contingent on property owner's continuance to accept water from the north across their lot. La Rue stated the Department of Transportation has not provided any correspondence on this petition. He then stated Chapter 5, Section D, A-1 Agricultural District, under Special Exception Uses and Structures, does allow ag services businesses such as tractor parts and sales. He stated his only recommendation is that it not be allowed to look like a junk yard. He informed the members that the Planning and Zoning Commission did recommend approval of the S.U.P. at their meeting held on May 15, 2013. He stated that according to Chapter 17.18(2), the conditions governing applications and procedures, the Board is empowered to hear and decide any special exceptions and may prescribe appropriate conditions and safeguards in conformity of the Zoning Ordinance. Should the use of a special exception change, for whatever reason, the new use shall be brought back to the Board of Adjustment for approval.

Mr. Christiansen then informed the members they have been in the business of used tractors and repair work for the past 33 years in Tipton. He stated they purchased the property because there is good traffic flow along Highway 30 which would be beneficial

for their business. He stated they will be selling some used parts and doing some repair work. He informed the members of the history of the existing building on the property. He then stated they will use the current building and have an additional building for their proposed business. The proposed building will have ten overhead doors. Each door will house certain used parts for certain tractors which will be inside. He stated there will be some used tractors on the site for display. Chairperson Beyer inquired if he would be agreeable to a requirement that they keep the premises neat and orderly. Mr. Christiansen stated they would be agreeable. Julie Christiansen stated the new building will be directly behind the current building. There is a circle drive on the property and a few tractors will be on display around the circle. The Christiansen's stated they have owned the property approximately four years and have been currently using it for only storage and conducting their business out of Tipton. Sign requirements (32 square feet) were briefly discussed. Mr. Christiansen stated they would probably put the sign on the side of the building. La Rue stated there is a well on the property but has never been sampled by his department and is inside of the existing building. He also stated there is a waste holding tank on the property. A conventional septic system could not be installed because of a problem with the soils and a high water table. La Rue stated a majority of the property is in a flood plain around Yankee Run Creek. Therefore, any new construction will have to comply with the current Chapter 20 of Ordinance #10. La Rue stated that although the property is at the beginning of the drainage for Yankee Run Creek which drains over 10 square miles, the Iowa Department of Natural Resources must provide a base flood elevation in the 100 year flood plain and confirm if the property is or is not in the flood plain. If it is in flood plain, La Rue stated he is not sure if the DNR will also require a permit for new construction or if Cedar County will be the only one issuing the permit. All flood plain development permits must be approved prior to the approval of the building permit. Gary Kraklio, adjoining property owner, was present and stated his concerns regarding the regulations of the DNR. He stated he has no objection to the proposed use of the property as long as it is kept orderly. La Rue stated the new building will have to comply with the flood plain regulations which means the building will have to be one foot above the flood plain or flood proofed so that water can go in and back out of the building. He also stated a surveyor will need to mark where the flood plain elevation is. La Rue stated, according to the flood plain maps, it appears this property is about 780 feet in elevation above sea level.

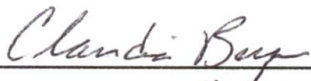
La Rue then stated that at the Zoning Commission meeting, the Christiansen's mentioned possibly renting out the proposed building as storage units in the future. La Rue stated he has no objection to this plan. He also stated the State of Iowa and FEMA is making Cedar County adopt the new flood plain regulations and maps before August 19, 2013, in order to stay in the national flood insurance program. This indicates that the Board of Adjustment will not only look at these regulations and variances, but special exceptions also. Chairperson Beyer stated the SUP request has to do with the business. She then stated the members could approve the SUP request and new proposed building subject to the approval of the IDNR. The Christiansen's were informed that they will need to talk to their insurance agency regarding any requirements for insuring the new building.

La Rue then explained the procedure to get an area removed from the flood plain if there is proof that an area is not in the flood plain. He stated that new construction has to comply with flood plain regulations, whether with the present ones or the ones that are being proposed. In this particular situation, he stated a flood plain elevation will be needed. Member Twing inquired what the Christiansen's plan is regarding leakage from the tractors. Mr. Christiansen stated that as they get the parts tractors in, they drain out the engine oil, transmission grease, antifreeze, etc. They currently put their waste oil in barrels.

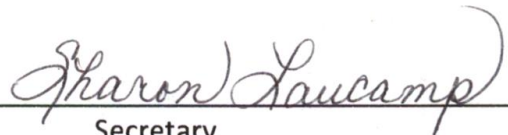
After further discussion, Lenker made a motion to grant the Special Use Permit for the purpose of authorizing the farm equipment business on the specified property, subject to annual review, maintenance for a clean and safe environment, there be a catch basin for waste oil, etc., and maintenance of water drainage across the property. Also, the new building will be subject to flood plain rules of Cedar County and the IDNR. Twing seconded the motion. Ayes all.

Zoning Administrator La Rue then explained the draft copy of the proposed amendments to Chapter 20, Flood Plain Management, of the Zoning Ordinance which had been previously sent to the members for their review. He explained the amendments are for compliance with Federal Regulations for continued participation in the National Flood Insurance Program (N.F.I.P.) This will include adoption of the August 19, 2013 Flood Insurance Rate Maps (FIRM). He stated if Cedar County does not adopt the new flood maps by August 19, 2013, Cedar County will be suspended from the flood insurance program. La Rue explained that because of the number of differences between the model ordinance provided by Jason Conn, Iowa Department of Natural Resources Flood Plain Management Section and the county's current regulations, it was a time saver to utilize the IDNR version. This version was then modified to property reference the appropriate section and chapters of the Zoning Ordinance. Chapter 20 was also then linked to reference other appropriate County Ordinance and State of Iowa regulations such as water wells and private sewage disposal systems. La Rue then presented an example of the application capabilities of the revised Chapter 20 and the digitized FIRM to assist the county and the public. The example was the Christiansen Special Use Permit reviewed during the public hearing. La Rue stated his intentions, subject to IDNR approval, as well as support from the County Attorney and County Engineer, is to proceed with a Public Hearing on June 19, 2013, regular meeting of the Cedar County Zoning Commission. If the amendments are satisfactory, the Board of Supervisors would then consider the amendments in July with adoption well ahead of the NFIP requirements. He stated he wanted to be ahead of schedule in case of any problems encountered.

With no further business to be discussed at this time, the meeting adjourned at 4:15 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 3, 2013

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, May 23, 2013, 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. Laurence and Julie Christiansen, 448 Spicer Avenue, Clarence, IA (Owners)-**
Requesting approval of a Special Use Permit for the purpose of authorizing a farm equipment business on property located in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, and the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 30, T-82N, R-1W, in Massillon Township, consisting of 3.33 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.

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

Phil LaRue
Zoning Administrator

Copies sent out on 5/7/13 to the following:

1. Laurence & Julie Christiansen – 448 Spicer Avenue, Clarence, Iowa 52216 – **Certified**
2. Jerry & Shirley Kruckenberg – 1818 140th Street, Lowden, Iowa 52255
3. Gary & Kaye Kraklio – 4257 New Liberty Road, Walcott, Iowa 52773
4. Russell Dircks – 237 Ridgewood Drive, Davenport, Iowa 52803-3643
5. Brian & Sherri Banta – 30790 7th Avenue, New Liberty, Iowa 52765-9421
6. Denny & Candice Hulse – 1795 150th Street, Clarence, Iowa 52216
7. Iowa Dept. of Transportation – Attn: Steve Westrold, 800 Lincoln Way, Ames, Iowa 50010

Copy e-mailed to Tipton Conservative & Sun News on 5/6/13

5 Board of Adjustment Members

Copy e-mailed to County Engineer

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

April 8, 2013

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 April because no petitions have been received.

Sincerely,

A handwritten signature in dark ink that reads "Phil".

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

March 4, 2013

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,

A handwritten signature in cursive script that reads "Phil".

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

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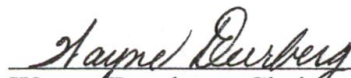
February 26, 2013

Laura Twing
467 – 210th Street
Tipton, Iowa 52772

Dear Laura:

Please be advised, that by motion of this Board on February 26, 2013, you were appointed to fill a five-year term on the Zoning Board of Adjustment. The term will expire 12-31-2017. Your willingness to serve on this Board is greatly appreciated.

Sincerely,



Wayne Deerberg, Chairperson

WD:bjp
CC: Phil La Rue, Zoning Director

CEDAR COUNTY BOARD OF SUPERVISORS

Cedar County Courthouse

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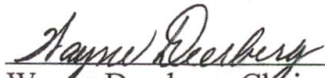
February 26, 2013

Forest Johnson
503 Old Lincoln Hwy
Mechanicsville, Iowa 52306

Dear Mr. Johnson:

The Board would like to thank you for your years of services on the Zoning Board of Adjustment. Your willingness to serve on this Board has been greatly appreciated.

Sincerely,



Wayne Deerberg, Chairperson

WD:bjp

CC: Phil La Rue, Zoning Director



Tel: 563-886-2248

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

February 1, 2013

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,

A handwritten signature in blue ink that reads "Phil LaRue/sl". The signature is written in a cursive style.

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 7, 2013

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.

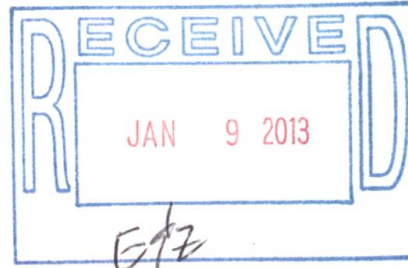
We would appreciate those of you who attended Acciona's Open House in West Branch to notify us of the mileage you incurred for this event. We will be processing mileage claims for 2012 shortly.

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*



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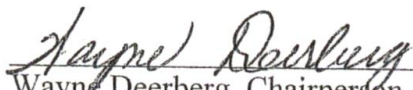
January 8, 2013

Chuck Hoy
606 E Oak Street
Mechanicsville, Iowa 52306

Dear Mr. Hoy:

Please be advised, that by motion of this Board on January 2, 2013, you were reappointed to a five-year term on the Zoning Board of Adjustment. The term will expire 12-31-2017. Your willingness to serve on this Board is greatly appreciated.

Sincerely,


Wayne Deerberg, Chairperson

WD:bjp
CC: Phil La Rue, Zoning Director