



Tel: 563-886-2248

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

December 8, 2015

**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



Tel: 563-886-2248

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

Tipton, Iowa 52772

October 12, 2015

**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 October 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

September 8, 2015

**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,

Phil La Rue  
Zoning Administrator

PL:sl



Tel: 563-886-2248

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

Tipton, Iowa 52772

August 11, 2015

**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 August because no petitions have been received.

Sincerely,

Phil La Rue  
Zoning Administrator

PL:sl

## CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

July 23, 2015

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, July 23, 2015, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Beyer, Twing, Hoy, Penningroth and Lenker.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on March 26, 2015, were previously sent to the members. They were approved as presented.

The Board members then considered the following petitions:

1. **Cedar County Cooperative, 906 East 7<sup>th</sup> St., Tipton, IA (Owner)** - Requesting a Special Use Permit authorizing the placement of a 30,000 gallon anhydrous ammonia storage tank at the site of their existing anhydrous ammonia tank facility at 1201 Newton Ave., Tipton, located in the NW ¼, NE ¼, Section 5, T-80N, R-2W, in Center West Township consisting of 1.50 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 5, Sec. D.(2) and Chapter 17.18(2) of the Cedar County Zoning Ordinance in making their decision. La Rue stated the letter received from County Engineer, Rob Fangmann, stated the property is located on gravel route Newton Avenue and should have minimal impact on the existing infrastructure. The existing entrances are approved.

Travis Benhart, Operations Manager for the Cedar County Cooperative, was present and stated the Cooperative wishes to place a 30,000 gallon anhydrous tank in addition to their existing two 12,000 gallon storage tanks at their existing tank farm. He stated they will redo all of the plumbing with the newest and latest safety features with automatic shutoffs and remote control shutoff if an accident should happen. He informed the members they will be raising the ground level up and then setting the proposed tank above the flood plain. Chairperson Beyer inquired about fencing around the area. Mr. Benhart stated at the Zoning Commission meeting, it was recommended that fencing be placed along Highway 130 and Newton Avenue to keep people from stealing anhydrous. He then stated it is a concern of the Cooperative regarding emergency response with the fencing. There are two entrances but they are both on the east end of the property.

After further discussion regarding the fencing, Lenker made a motion to grant the S.U.P. with fencing to be installed on two sides which the Zoning Commission recommended. Penningroth then stated he wants an amendment to the motion to require fencing on three sides. The fencing will consist of an 8 foot chain link fence around the property. The members all agreed to the amendment. Beyer stated the motion now would be to grant the S.U.P. subject to fencing on three sides. Hoy seconded the motion. Ayes all.

2. **Kraig Timmerman, 770 Main St., New Liberty, IA (Contract Buyer) and Kim Timmerman 2175 210<sup>th</sup> St., Bennett, IA (Owner)** - Requesting a Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property located at 2135 Hwy 130, Bennett, IA, in the SE ¼, SW ¼, Section 10, T-80N, R-1W, in Inland Township, consisting of 3.00 acres more or less. Said property is currently zoned A-1, Agricultural District.

Jeanne Timmerman was present and informed the members that her husband, Kraig, and son, Kyle, wish to have a seed business located at 2135 Hwy. 130, Bennett, IA. She stated there are currently buildings on the site which some will be torn down and a new building will be constructed for the business with an attached office. She stated they will do some seed treatment of beans using 2 ½ gallon jugs of fungicide and insecticide. No liquid is left after the treatment. She also informed the members that approximately 25% of the product will be hauled directly to the farmer. The rest will be picked up at the storage shed during planting season. She stated seed is usually brought to the building in October for storage during the winter and deliveries begin approximately in March. La Rue read the letter received from Sheila Lee, Iowa Department of Transportation, which stated the access is a Type "C" and she has no objections.

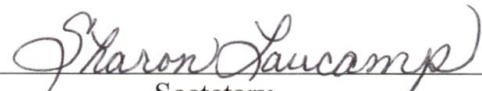
After further discussion, Hoy made a motion to grant the Special Use Permit authorizing the location of an agricultural service business for the sale of seed grains. Penningroth seconded the motion. Ayes all.

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



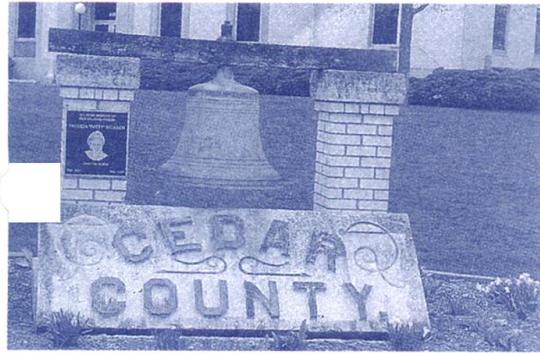
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Chairperson  
Claudia Beyer



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Sectetary  
Sharon Laucamp



Tel: 563-886-2248

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

July 3, 2015

**LEGAL NOTICE**

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, July 23, 2015, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

- 1. Cedar County Cooperative, 906 East 7<sup>th</sup> St., Tipton, IA (Owner)** - Requesting a Special Use Permit authorizing the placement of a 30,000 gallon anhydrous ammonia storage tank at the site of their existing anhydrous ammonia tank facility at 1201 Newton Ave., Tipton, located in the NW ¼, NE ¼, Section 5, T-80N, R-2W, in Center West Township consisting of 1.50 acres more or less. Said property is currently zoned A-1 Agricultural District.
- 2. Kraig Timmerman, 770 Main St., New Liberty, IA (Contract Buyer) and Kim Timmerman 2175 210<sup>th</sup> St., Bennett, IA (Owner)** - Requesting a Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property located at 2135 Hwy 130, Bennett, IA, in the SE ¼, SW ¼, Section 10, T-82N, R-1W, in Inland Township consisting of 3.00 acres more or less. Said property is currently zoned A-1, Agricultural District.

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



Phil LaRue  
Zoning Administrator

Copies sent out on 7/7/15 to the following:

1. Cedar County Cooperative- Travis Benhart, P.O. Box 192, Tipton, Iowa 52772 – Certified
2. Mark & Sharon Niles – 1349 Red Star Road, Tipton, Iowa 52772
3. Robert & Rebecca Young – 1340 Highway 130, Tipton, Iowa 52772
4. Marjorie Wethington – 1327 Highway 130, Tipton, Iowa 52772
5. Ron & Daisy Wingert – 1389 Highway 130, Tipton, Iowa 52772
6. Diane Dircks Trust No. 1 = 1202 Morgan Lane, Tipton, Iowa 52772
7. Brad & Jeanette Kirkpatrick – 1355 Red Star Road, Tipton, Iowa 52772
8. Harry & Denice Wethington – 1347 Highway 130, Tipton, Iowa 52772
9. Conservative Publishing – Stuart Clark, W. 5<sup>th</sup> Street, Tipton, Iowa 52772
10. Darel & Sheri Sloan – 1203 Morgan Lane, Tipton, Iowa 52772
11. Stuart & Sharon Clark – 1353 Red Star Road, Tipton, Iowa 52772

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1. Kraig Timmerman – 770 Main Street, New Liberty, Iowa 52765 (Picked up by Jeanne on 7/6/15)
2. Kim Timmerman – 2175 210<sup>th</sup> Street, Bennett, Iowa 52721
3. Timmerman Fairview Farm, Inc. – 2134 Highway 130, Bennett, Iowa 52721
4. Stan Wright – 2157 Highway 130, Bennett, Iowa 52721

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Copy e-mailed to Tipton Conservative on 7/6/15 for Tipton Conservative

Copy e-mailed to County Engineer on 7/6/15/15

2 File Copies

1 Bulletin Board Copy



Tel: 563-886-2248

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

Tipton, Iowa 52772

June 9, 2015

**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



Tel: 563-886-2248

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

Tipton, Iowa 52772

May 5, 2015

**TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS**

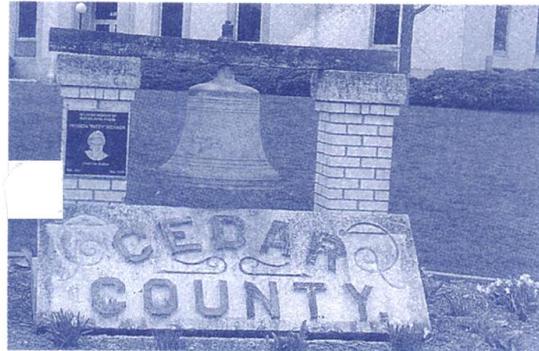
I am writing to inform you that there will not be a meeting of the Board of Adjustment during the month of May because no petitions have been received.

Sincerely,

A handwritten signature in blue ink that reads "Phil La Rue /sl".

Phil La Rue  
Zoning Administrator

PL:sl



Tel: 563-886-2248

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

Tipton, Iowa 52772

April 6, 2015

**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,



Phil La Rue  
Zoning Administrator

PL:sl

## CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

March 26, 2015

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, March 26, 2015, 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, Twing and Hoy. Member absent was Penningroth.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on December 18, 2014, were previously sent to the members. They were approved as presented.

At this time, the Board 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. **Zoning Administrator La Rue informed the members that the Ward Skinner Estate has been sold to John and Jack Ahlars. He stated they still have an agreement with Wendling Quarries.**
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, 1546 Baker Avenue, West Branch (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. The property is currently zoned Ab Agricultural Business. Amendments were granted to the S.U.P. on 9/27/07, 8/25/11 and 6/26/14 for the expansion of chemical storage at this facility
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. **La Rue stated he received an e-mail from her and informed him that she is no longer operating her business and wishes to have her Special Use Permit rescinded.**
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 290<sup>th</sup> 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. **La Rue informed the members that he had spoken with Steve Nash, Debra's husband, who stated his wife has not operated her business for a number of years. Therefore, this HOP can be rescinded.**
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. Sharon Stiff, 1903 3<sup>rd</sup> St., 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.
30. 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.

31. 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.
32. 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 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.
33. 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.
34. 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.
35. 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.
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 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.
37. 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.
38. 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.
39. 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.

40. 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.
41. 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.
42. U.S. Cellular, Cedar Rapids, Iowa (Lessee) 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.
43. U.S. Cellular, Cedar Rapids, Iowa (Lessee) and Pam Farms, Inc. (Leaser and Owner), 300<sup>th</sup> 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.
44. 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.
45. U.S. Cellular, Cedar Rapids, Iowa (Lessee) 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.
46. 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.

47. 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.
48. 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.
49. Christopher Doherty, RFD, Tipton – A Home Industry Permit authorizing the location of a landscaping business at 1872 3<sup>rd</sup> 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.
50. 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.
51. David Fulwider, 1112 235<sup>th</sup> 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.
52. 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.
53. 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.
54. Amy Reif and Ron Benhart, 1772 140<sup>th</sup> 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.

55. Stacy Craig, RR, Clarence (Owner) – A Home Occupation Permit for the purpose of operating a canine massage business on property located at 1775 200<sup>th</sup> 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 informed the members she has requested that her HOP be rescinded.**

56. Curtis & Carla Friis, 44 280<sup>th</sup> 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.

57. Kay Bentley, 707 West 9<sup>th</sup> 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.

58. 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.

59. Cedar County PCS, L.L.C., 608 Lombard St., Clarence (Leasee) & Randall & Kimberly Siders, 1086 273<sup>rd</sup> St., Tipton (Leasor & 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.

60. 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.

61. Cedar County P.C.S., L.L.C., 608 Lombard St., Clarence (Leasee) and James and Sharon Wilson, 1826 230<sup>th</sup> St., Bennett (Leasor & 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.

62. 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.

63. 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.
64. 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.
65. 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.
66. 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.
67. James Lileenthal and Kraig Timmerman, 26865 1<sup>st</sup> 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.
68. 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.
69. William Heister, 2186 177<sup>th</sup> 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.
70. 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.

71. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets, 612 160<sup>th</sup> 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 ½, NE ¼, SE ¼, Section 6, T-81N, R-3W, in Red Oak Township.
72. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets. 612 160<sup>th</sup> 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 ½, SE ¼, NE ¼, Section 6, T-81N, R-3W, in Red Oak Township.
73. 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 ¼, SE ¼, Section 14, T-80N, R-3W, in Center West Township, consisting of 5.19 acres more or less.
74. Craig and Trudy Pearson, 1033 210<sup>th</sup> 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.
75. Scott and Lisa Mosier, d.b.a., Mosier Seed Supply, Inc. 110 Meadow Lane, Tipton, IA (Contract Buyers) and Donn and Karoline Kleppe, 1253 150<sup>th</sup> 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.
76. Jerrad Pelzer, 1539 240<sup>th</sup> St., Tipton, IA (Renter) and Ed & Molly Pelzer, 1531 240<sup>th</sup> St., Tipton, IA (Owners) – A Home Industry Permit to allow a firearms business on the 1539 240<sup>th</sup> 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.
77. AgVantage Farm Service, 1600 8<sup>th</sup> 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.
78. Tim Powers, “Powers Sports, LLC”, 254 Adams Avenue, Lisbon (Owner) – A Home Industry Permit to allow a firearms business.
79. Rodney Hansen, 875 297<sup>th</sup> Street, Atalissa, IA (Owner) – A Home Business Permit authorizing the location of a firearm sales business.

80. Gregory and Melissa Sahr, 2190 177<sup>th</sup> Street, Lowden, IA (Owners) – A Special Use Permit authorizing the location of a livestock stable on Lot 3, Pruess Second Addition.
81. Sue Faith, 525 290<sup>th</sup> St., West Branch, IA (Owners) – A Home Industry Permit authorizing the location of a tool sharpening business.
82. Laurence and Julie Christiansen, 448 Spicer Avenue, Clarence, IA (Owners) – A Special Use Permit authorizing a farm equipment business. **La Rue stated the Christiansen's had to comply with extensive flood plain regulations.**
83. Erin Morrison-Vincent, West Branch, IA (Owner) – A Home Occupation Permit authorizing the location of a photography studio.
84. Susan Wiederhoeft, 756 Grant Avenue, Mechanicsville – A Home Occupation Permit for the purpose of operating a dog grooming business.
85. Mike Moore, 1110 Cedar Valley Rd., Tipton, IA (Owner) – A Special Use Permit for the purpose of authorizing the use of an existing gun range for the purpose of providing specialized firearms training, and the use of an adjoining building for both classroom instruction, and a firearms sales and firearms repair business.

After a brief discussion, Hoy made a motion to rescind the S.U.P. for Debra Bedford, the H.O.P. for Debra Nash and the H.O.P. for Stacy Craig. Twing seconded the motion. Ayes all.

Hoy then made a motion to continue the remaining H.O.P.'s, H.I.P.'s and S.U.P.'s for another year. Lenker seconded the motion. Ayes all.

With no further business to be discussed at this time, the meeting adjourned at 3:30 p.m.



Chairperson  
Claudia Beyer



Secretary  
Sharon Laucamp



Tel: 563-886-2248

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

Tipton, Iowa 52772

March 9, 2015

**LEGAL NOTICE**

The Cedar County Board of Adjustment will be holding a Public Hearing on Thursday, March 26, 2015, 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 be conducting 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.
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 ¼, 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 ¼ of the SE ¼, 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 ¼ of the NE ¼, Section 4, T-81N, R-2W, in Fairfield Township, consisting of 2.179 acre more or less.
9. Cedar County Cooperative, 1546 Baker Avenue, West Branch (Owner) – A Special Use Permit authorizing an Agricultural Business. The property is located in the SW ¼ of the NW ¼, Section 20, T-80N, R-4W, in Gower Township, consisting of 20.00 acres more or less. The property is currently zoned Ab Agricultural Business. Amendments were granted to the S.U.P. on 9/27/07, 8/25/11 and 6/26/14 for the expansion of chemical storage at this facility
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 ¼ of the SW ¼, 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 ¼ of the NW ¼, 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 ¼ of the SW ¼, 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 ¼ of the SW ¼, 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 ¼ of the NE ¼, 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 ¼ 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 290<sup>th</sup> 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. Sharon Stiff, 1903 3<sup>rd</sup> St., 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.
30. 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.
31. 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.

32. 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.
33. 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 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.
34. 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.
35. 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.
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 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.
37. 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.
38. 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.
39. 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.
40. 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.

41. 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.

42. U.S. Cellular, Cedar Rapids, Iowa (Lessee) 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.

43. U.S. Cellular, Cedar Rapids, Iowa (Lessee) and Pam Farms, Inc. (Leaser and Owner), 300<sup>th</sup> 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.

44. 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.

45. U.S. Cellular, Cedar Rapids, Iowa (Lessee) 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.

46. 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.

47. 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.

48. 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.
49. Christopher Doherty, RFD, Tipton – A Home Industry Permit authorizing the location of a landscaping business at 1872 3<sup>rd</sup> 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.
50. 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.
51. David Fulwider, 1112 235<sup>th</sup> 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.
52. 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.
53. 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.
54. Amy Reif and Ron Benhart, 1772 140<sup>th</sup> 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.
55. Stacy Craig, RR, Clarence (Owner) – A Home Occupation Permit for the purpose of operating a canine massage business on property located at 1775 200<sup>th</sup> 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.

56. Curtis & Carla Friis, 44 280<sup>th</sup> 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.
57. Kay Bentley, 707 West 9<sup>th</sup> 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.
58. 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.
59. Cedar County PCS, L.L.C., 608 Lombard St., Clarence (Leasee) & Randall & Kimberly Siders, 1086 273<sup>rd</sup> St., Tipton (Leasor & 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.
60. 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.
61. Cedar County P.C.S., L.L.C., 608 Lombard St., Clarence (Leasee) and James and Sharon Wilson, 1826 230<sup>th</sup> St., Bennett (Leasor & 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.
62. 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.
63. 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.

64. 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.
65. 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.
66. 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.
67. James Lilienthal and Kraig Timmerman, 26865 1<sup>st</sup> 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.
68. Cedar County P.C.S., LLC, 608 Lombard St., Clarence, IA (Lessee) 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.
69. William Heister, 2186 177<sup>th</sup> 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.
70. 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.
71. Acciona, 601 Fawcett Drive, West Branch, IA (Lessee) and Steve and Teresa Weets, 612 160<sup>th</sup> 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.

72. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets, 612 160<sup>th</sup> 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 ½, SE ¼, NE ¼, Section 6, T-81N, R-3W, in Red Oak Township.
73. 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 ¼, SE ¼, Section 14, T-80N, R-3W, in Center West Township, consisting of 5.19 acres more or less.
74. Craig and Trudy Pearson, 1033 210<sup>th</sup> 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.
75. Scott and Lisa Mosier, d.b.a., Mosier Seed Supply, Inc. 110 Meadow Lane, Tipton, IA (Contract Buyers) and Donn and Karoline Kleppe, 1253 150<sup>th</sup> 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.
76. Jerrad Pelzer, 1539 240<sup>th</sup> St., Tipton, IA (Renter) and Ed & Molly Pelzer, 1531 240<sup>th</sup> St., Tipton, IA (Owners) – A Home Industry Permit to allow a firearms business on the 1539 240<sup>th</sup> 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.
77. AgVantage Farm Service, 1600 8<sup>th</sup> 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.
78. Tim Powers, “Powers Sports, LLC”, 254 Adams Avenue, Lisbon (Owner) – A Home Industry Permit to allow a firearms business.
79. Rodney Hansen, 875 297<sup>th</sup> Street, Atalissa, IA (Owner) – A Home Business Permit authorizing the location of a firearm sales business.
80. Gregory and Melissa Sahr, 2190 177<sup>th</sup> Street, Lowden, IA (Owners) – A Special Use Permit authorizing the location of a livestock stable on Lot 3, Pruess Second Addition.
81. Sue Faith, 525 290<sup>th</sup> St., West Branch, IA (Owners) – A Home Industry Permit authorizing the location of a tool sharpening business.

82. Laurence and Julie Christiansen, 448 Spicer Avenue, Clarence, IA (Owners) – A Special Use Permit authorizing a farm equipment business.
83. Erin Morrison-Vincent, West Branch, IA (Owner) – A Home Occupation Permit authorizing the location of a photography studio.
84. Susan Wiederhoeft, 756 Grant Avenue, Mechanicsville – A Home Occupation Permit for the purpose of operating a dog grooming business.
85. Mike Moore, 1110 Cedar Valley Rd., Tipton, IA (Owner) – A Special Use Permit for the purpose of authorizing the use of an existing gun range for the purpose of providing specialized firearms training, and the use of an adjoining building for both classroom instruction, and a firearms sales and firearms repair 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 CEDAR COUNTY ENVIRONMENTAL & ZONING DEPARTMENT**  
Cedar County Courthouse  
Tipton, Iowa 52772

February 10, 2015

**TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS**

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

Sincerely,



Phil La Rue  
Zoning Administrator

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