



Tel: 563-886-2248

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

December 6, 2016

**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

## CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

October 27, 2016

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, October 27, 2016, 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 & Twing. Member absent was Goerdts.

Chairperson Beyer called the meeting to order at 3:00 p.m. The Board members then considered the following petition:

1. **David Fulwider, 1112 235<sup>th</sup> St., Tipton, IA (Owner)** - Requesting an amendment to his Home Industry Permit to allow a Nuisance Animal Control business at the above address located in the NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , 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 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 #10 in making their decision.


David Fulwider was present and explained his plan to no longer have a small engine repair business but now operates a nuisance animal removal business. He goes to the client to remove the animal. It is then released if healthy and euthanized if sick. He has been trained and certified with the Iowa Department of Natural Resources for nuisance wildlife removal. He must report his activities annually to the state. He feels there is a need for this service and stated he does not do bugs.

Following a brief discussion, Hoy made a motion to amend the H.I.P. to allow his proposed business. Twing seconded the motion. Ayes all.

La Rue updated the Board members on Duffee Grain's dust problem. La Rue informed the Board that he and the County Engineer will meet with the owner.

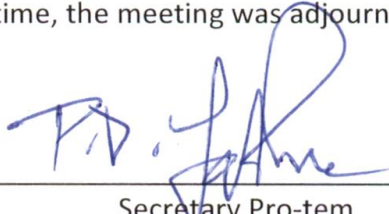
Minutes from the last meeting held on June 23, 2016, were previously sent to the members. They were approved as presented.

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



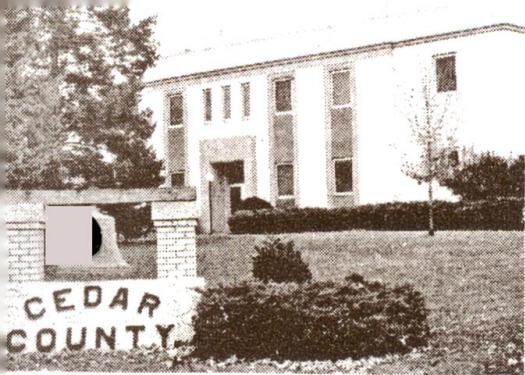
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Chairperson  
Chuck Hoy



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Secretary Pro-tem  
Phil La Rue



Tel: 563-886-2248

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

October 7, 2016

**LEGAL NOTICE**

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, October 27, 2016, 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. **David Fulwider; 1112 235<sup>th</sup> St., Tipton, IA (Owner)** - Requesting an amendment to his Home Industry Permit to allow a Nuisance Animal Control business at the above address located in the NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , 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 District.

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

Phil LaRue  
Zoning Administrator

Copies sent out on 10/10/16 to the following:

1. David Fulwider – 1112 235<sup>th</sup> St., Tipton, Iowa 52772 – **Certified**
2. Norman & Janet Ford – 111 235<sup>th</sup> Street, Tipton, Iowa 52772
3. Nolan & Julie Ford – 1502 Logan Avenue, Tipton, Iowa 52772

Copy e-mailed to Tipton Conservative on 10/10/16 for Tipton Conservative

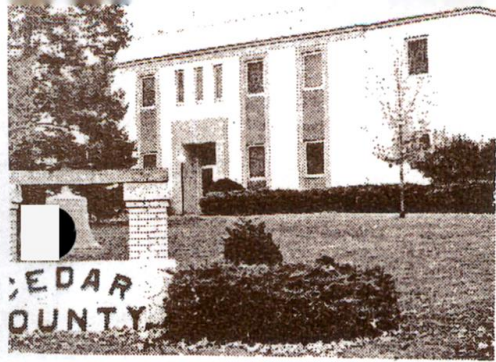
Copy e-mailed to Cedar County Engineer

5 Board of Adjustment members on 10/10/16

2 File Copies

1 Bulletin Board Copy





Tel: 563-886-2248

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

September 8, 2016

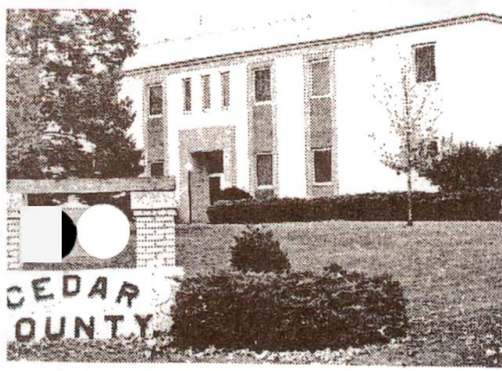
**TO: CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS**

I am writing to inform you that there will not be a meeting of the Board of Adjustment during the month of September. However, we will be having a meeting in October.

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

August 10, 2016

**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



Tel: 563-886-2248

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

July 5, 2016

**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

## CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

June 23, 2016

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, June 23, 2016, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Hoy, Twing, Goerdts and Lenker. Member absent was Beyer.

Co-Chairperson Hoy called the meeting to order at 3:00 p.m. Minutes from the last meeting held on March 24, 2016, were previously sent to the members. Zoning Administrator La Rue informed the members he will be reporting on Duffee Grain and Wendling Quarries at a future meeting because County Engineer, Rob Fangmann, was not able to be present at this meeting. He also stated he will try to have a representative from Duffee Grain at the next meeting to discuss the dust problems. The minutes were then approved as presented.

The Board members then considered the following petition:

1. **Mike Yates, DBA, Country Welding, 181 King Ave., Stanwood, IA (Owner)** - Requesting an amendment to his Home Industry Permit to allow a Firearms sales and repair business at the above address located in the SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 11, T-82N, R-3W, in Fremont Township consisting of 5.60 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 #10 in making their decision. The letter received from County Engineer, Rob Fangmann, stated this property is located on King Avenue and should have minimal impact on the existing infrastructure. The existing entrances have adequate site distance.

Mr. Yates was present and informed the members that target shooting has always been a hobby of his and he would like to run a business selling target shooting supplies and weapons. He stated he has filed all the paperwork with the ATF which has approved it and they are now waiting on approval from the Board of Adjustment. He also stated he plans to construct a small building on the property for this business. He stated he will have a target shooting range for customers to test the weapons before purchasing. He stated he could construct a berm behind the testing range if needed. It will not be a public shooting range. All weapons will be locked in a secure vault after hours. He informed the members after everything is set up, for security reasons, he will have motion detectors, security light and door alarm which will alert him on his cell phone and the Sheriff's Office. He stated he may do some gun repair. He also stated his welding shop will remain open.

After further discussion, Lenker made a motion to grant the amendment request to Mr. Yates' Home Industry Permit to allow a firearms sales and repair business at his property.



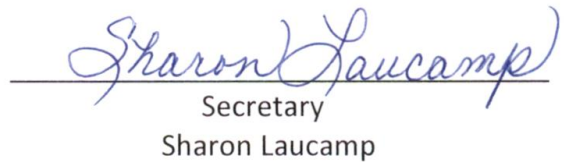
Twing seconded the motion. Ayes all. Mr. Yates was informed that this H.I.P. will be reviewed annually by the Board.

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



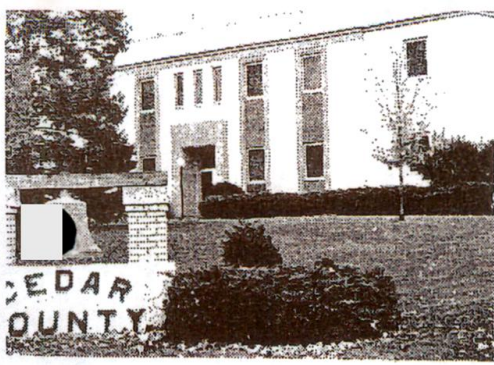
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Chairperson Pro-tem  
Chuck Hoy



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Secretary  
Sharon Laucamp



Tel: 563-886-2248

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

June 6, 2016

**LEGAL NOTICE**

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, June 23, 2016, 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. **Mike Yates, DBA, Country Welding, 181 King Ave., Stanwood, IA (Owner)** - Requesting an amendment to his Home Industry Permit to allow a Firearms sales and repair business at the above address located in the SE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 11, T-82N, R-3W, in Fremont Township consisting of 5.60 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 blue ink, appearing to read "P.D. LaRue".

Phil LaRue  
Zoning Administrator

Copies sent out on 6/7/16 to the following:

1. Mike Yates – 181 King Avenue, Stanwood, Iowa 52337-9637 - **Certified**
  2. Oldorf Family Trust - % Hertz Farm Management, 415 S. 11<sup>th</sup> St., P.O. Box 500, Nevada, IA 50201-0500
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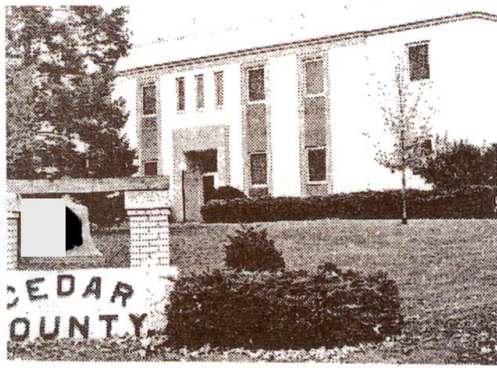
Copy e-mailed to Tipton Conservative on 6/6/16 for Tipton Conservative & Sun News

5 Board of Adjustment Members

Copy e-mailed to County Engineer on 6/6/16

2 File Copies

1 Bulletin Board Copy



Tel: 563-886-2248

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

May 11, 2016

**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,

Phil La Rue  
Zoning Administrator

PL:sl





Tel: 563-886-2248

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

April 5, 2016

**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 24, 2016

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, March 24, 2016, 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.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last meeting held on February 25, 2016, were previously sent to the members. They were approved as presented.

The Board members then considered the following petition:

1. **Jeffery Salsbery, 1334 Old Muscatine Road, Tipton (Owner)** – Requesting a variance in accordance with Chapter 5C(2), Agricultural District, of the Cedar County Zoning Ordinance Number 10, for the purpose of allowing placement and construction of a secondary farm dwelling further than 250 feet from an existing farm structure. The proposed building site is located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 8, T-80N, R-2W, in Center West Township, consisting of 39.00 acres more or less. Said property is currently zoned A-1 Agricultural District.

Zoning Administrator La Rue informed the members there were no verbal or written 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. La Rue stated the regulations say that a farm house has to be located within 250 feet of existing farm structures. Therefore, a variance is needed to allow the house to be located further than the 250 feet requirement and needs to stay as part of the farm. The setbacks will be the same as for a rural residential property. La Rue read from the Cedar County Zoning Ordinance, Chapter 5C(2), which states secondary farm dwellings located on a farm that is under the same ownership as the principal farm dwelling is a permitted use. It also states that one secondary farm dwelling shall be permitted without a special use permit. The letter received from the County Engineer stated this property is located on 230<sup>th</sup> Street and should have minimal impact on the existing infrastructure. An approved entrance permit is on file with his office.

In the absence of the petitioner, Jeffery Salsbery, Ruth Ann Salsbery, was present in Jeff's behalf. She stated the property is currently all farmland and all of the farmland surrounding is contiguous and owned by them. County Engineer, Rob Fangman, was present and stated he has no issues with this request. He stated the entrance has to meet county standards. La Rue stated that a well and septic permit will be required. It was

noted that there is a second house on the farm which will be torn down. Mrs. Salsbery stated no one currently lives in the house and agreed that it will be taken down.

After further discussion, Hoy made a motion to grant the variance request with the condition that the old house be torn down within six months after the new house is built. Twing seconded the motion. Ayes all.

During this meeting, the members also reviewed the following Home Occupation/Industry and Special Use Permits which had previously been granted.

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. John and Jack Ahlers, RR, Wheatland (New Owners) 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 that he never hears from Mr. Neuzil and believes he currently lives in Montana or Wyoming.**
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. **County Engineer, Rob Fangmann, stated there have been some dust problems at this site and suggested that Zoning Administrator La Rue contact Duffee Grain. Therefore, this petition will be reviewed at the next meeting.**
12. 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.
13. 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.
14. 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.
15. 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.

16. 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.
17. 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.
18. 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.
19. Nextel West Corporation, Bloomingdale, 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.
20. Nextel West Corporation, Bloomingdale, 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.
21. 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.
22. 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 ¼ of the NE ¼, Section 19, T-79N, R-3W, in Iowa Township.
23. 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 ¼ of the SE ¼, Section 14, T-82N, R-4W, in Pioneer Township. **La Rue stated that Mr. Moffit's son has been working on cars**

24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.

33. 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-1 W, 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.
34. 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.
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 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.
36. 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.
37. 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. **The County Engineer states he would like to see what agreements are on file for this petition. Therefore, this petition will be reviewed at the next meeting.**
38. 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 stated Mrs. Reichert is not currently operating her massage therapy business but informed him she wishes to keep her HOP.**
39. 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 the Wright's son may put another manufactured home on the site where the old mobile home was removed in 1999.**

40. 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.
41. 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.
42. U.S. Cellular, Cedar Rapids, Iowa (Leasee) 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.
43. 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.
44. 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.
45. 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.
46. 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.
47. 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.

48. 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 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. **La Rue informed the members that Mr. Doherty is not operating his landscaping business but wants to retain his HIP.**
49. 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.
50. 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 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.
51. Lisa Morey, 2051 Highway 927, Wilton (Owner) – A Special Use Permit for a dog boarding 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.
52. 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 ¼, 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. **La Rue stated the Sterner’s are not currently operating a dog grooming business but wish to retain their HOP.**
53. 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 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 Agricult
54. 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 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.

55. 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 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. **La Rue stated he has not been able to get an answer from her regarding her SUP .**
56. 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.
57. Cedar County PCS, L.L.C., 608 Lombard St., Clarence (Leasee) & Randall & Kimberly Siders, 1086 273<sup>rd</sup> St., Tipton (Lessor & 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.
58. 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.
59. 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 (Lessor & 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.
60. 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.
61. 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.
62. 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.

63. 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.
64. 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 ¼, SW ¼, Section 11, T-80N, R-3W, Center West Township, consisting of 3.62 acres more or less.
65. 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 ¼, NW ¼, NW ¼, 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. **La Rue informed the members that this petition needs modification because the partnership between Lilienthal and Timmerman has been dissolved. He said Kraig Timmerman petitioned the Board of Adjustment and received approval of a SUP for his own agricultural service business. Hoy then made a motion to strike Kraig Timmerman's name off this SUP. Twing seconded the motion. Ayes all. La Rue also stated that Jeffrey Graves' name and address will be removed from this item on next year's annual review since Mr. Graves no longer owns the property.**
66. 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 ¼, SW ¼, SW ¼, Section 27, T-81N, R-4W, in Cass Township.
67. 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 ¼, SE ¼, Section 10, T-81N, R-1W, in Springfield Township, consisting of 8.44 acres more or less. **La Rue informed the members that Mr. Heister sold the property. Therefore, the permit shall be rescinded. If the new owner of the property wishes to operate a gun shop business, they will have to petition the Board of Adjustment themselves. La Rue will send a letter to the new owner notifying them that the HO/I Permit has been rescinded.**
68. 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 ¼, NW ¼, Section 7, T-79N, R-1W, in Farmington Township, consisting of 4.74 acres more or less.



69. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets, 612 160<sup>th</sup> 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 ½, NE ¼, SE ¼, Section 6, T-81N, R-3W, in Red Oak Township.
70. Acciona, 601 Fawcett Drive, West Branch, IA (Leasee) and Steve and Teresa Weets, 612 160<sup>th</sup> 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 ½, SE ¼, NE ¼, Section 6, T-81N, R-3W, in Red Oak Township. **La Rue stated he has heard there is a new owner of the wind turbines but does not know who the new owner is at this time.**
71. 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. **County Engineer, Rob Fangmann, stated the Yerington's provide adequate dust control at their business site.**
72. 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.
73. 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.
74. 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.
75. 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.
76. Tim Powers, "Powers Sports, LLC", 254 Adams Avenue, Lisbon (Owner) – A Home Industry Permit to allow a firearms business.
77. Rodney Hansen, 875 297<sup>th</sup> Street, Atalissa, IA (Owner) – A Home Business Permit authorizing the location of a firearm sales business.

78. 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.
79. Sue Faith, 525 290<sup>th</sup> St., West Branch, IA (Owners) – A Home Industry Permit authorizing the location of a tool sharpening business.
80. Laurence and Julie Christiansen, 448 Spicer Avenue, Clarence, IA (Owners) – A Special Use Permit authorizing a farm equipment business.
81. Erin Morrison-Vincent, West Branch, IA (Owner) – A Home Occupation Permit authorizing the location of a photography studio.
82. Susan Wiederhoeft, 756 Grant Avenue, Mechanicsville – A Home Occupation Permit for the purpose of operating a dog grooming business. **La Rue stated Mrs. Wiederhoeft has not yet applied for a septic permit but is operating her business.**
83. Randall and Linda Weaver, 726 Green Road, Tipton, IA (Owners) – A Special Use Permit authorizing a winery with exposition grounds on Lot 1, Buchanan House Addition and Parcel B, consisting of 25.01 acres more or less. **The County Engineer believes the Weaver's have tasting parties at the site at this time.**
84. Lori Walsh, 1767 275<sup>th</sup> Street, West Branch, IA (Owner) – A Home Industry Permit for the purpose of operating a retail, second hand and consignment store in an existing building on her property. **County Engineer, Rob Fangmann, wants it noted that he has had to inform them to keep their advertising signs out of the county road right-of-way.**
85. SBA Towers IV, LLC, 5900 Broken Sound Parkway NW, Boca Raton, FL (Verizon Wireless, Lessee) and David Shinker, 1276 Hwy. 30, Stanwood, IA (Owner) – A Special Use Permit authorizing the location of a wireless communication tower in Dayton Township.
86. Devin & Laura Schroeder, 1647 180<sup>th</sup> St., Clarence, IA (Owners) – A Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property in Fairfield Township.
87. Dalene Johnson, 2366 Garfield Ave., West Liberty, IA (Owner) – A Home Occupation Permit authorizing the location of an antique and collectables shop in an accessory building in Iowa Township.

After further discussion, Hoy made a motion to continue the H.O.P's, H.I.P's and S.U.P.'s for another year with the exception of #11 (Duffee Grain, Inc.) and #37 (Wendling Quarries, Inc.) until further review and rescind #67 (William Heister). Twing seconded the motion. Ayes all.

With no further business to be discussed at this time, the meeting adjourned at 3:40 p.m.

*Claudia Beyer*

Chairperson  
Claudia Beyer

*Sharon Laucamp*

Secretary  
Sharon Laucamp



APPLICATION FORM FOR CEDAR COUNTY BOARD/COMMISSION

PLEASE RETURN TO:

Cedar County Board of Supervisors, 400 Cedar Street, Tipton, Iowa 52772-1748

Phone: 563-886-3168 Fax: 563-886-3339 Email: [bos@cedarcountry.org](mailto:bos@cedarcountry.org)

Date: March 14, 2016 Email Address: goerdt0623@yahoo.com

Name Tammi Goerdt (Circle One) Male or Female

Address: 1313 Plum Street, Tipton IA 52772

Phone Number: 319-530-9537 Fax Number: \_\_\_\_\_

Application For: Planning and Zoning (Board/Commission)

Place of employment (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):

UI Health Ventures/UI HealthWorks: Clinical Operations Manager, North Liberty  
Inspections/Plan Review/P and Z knowledge

The following questions will assist the Board of Supervisors in its selection; however, it is not necessary to complete this information to be eligible for consideration.

- How much time will you be willing to devote to this committee?  
Whatever is needed or the position requires.

- Reason for applying? Interested in the growth and direction of the county as a whole. I feel I could add expertise to the board. I also have expertise of budgeting and finance.

- Contributions you feel you can make to the Board/Commission: \_\_\_\_\_  
Management/Budget knowledge. Experience with P and Z, inspections, regulations, code enforcement.

- Directions/role you perceive of this Board/Commission:  
To plan and make decisions based on the best interests of the county both economically and financially.

In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?

\_\_\_\_\_  
\_\_\_\_\_

YOUR APPLICATION WILL BE RETAINED IN OUR FILES FOR ONE YEAR.  
THIS APPLICATION IS A PUBLIC DOCUMENT AND AS SUCH CAN BE  
REPRODUCED AND DISTRIBUTED FOR THE PUBLIC.

APPLICATION FORM FOR CEDAR COUNTY BOARD/COMMISSION

PLEASE RETURN TO:

Cedar County Board of Supervisors, 400 Cedar Street, Tipton, Iowa 52772-1748

Phone: 563-886-3168 Fax: 563-886-3339 Email: [bos@cedarcounty.org](mailto:bos@cedarcounty.org)

Date: March 14, 2016 Email Address: goerdt0623@yahoo.com

Name Tammi Goerdt (Circle One) Male or Female

Address: 1313 Plum Street, Tipton IA 52772

Phone Number: 319-530-9537 Fax Number: \_\_\_\_\_

Application For: Planning and Zoning (Board/Commission)

Place of employment (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):

UI Health Ventures/UI HealthWorks: Clinical Operations Manager, North Liberty  
Inspections/Plan Review/P and Z knowledge

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The following questions will assist the Board of Supervisors in its selection; however, it is not necessary to complete this information to be eligible for consideration.

- How much time will you be willing to devote to this committee?  
Whatever is needed or the position requires.

- Reason for applying? Interested in the growth and direction of the county as a whole. I feel I could add expertise to the board. I also have expertise of budgeting and finance.

- Contributions you feel you can make to the Board/Commission: \_\_\_\_\_  
Management/Budget knowledge. Experience with P and Z, inspections, regulations, code enforcement.

- Directions/role you perceive of this Board/Commission:  
To plan and make decisions based on the best interests of the county both economically and financially.

In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?

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YOUR APPLICATION WILL BE RETAINED IN OUR FILES FOR ONE YEAR.  
THIS APPLICATION IS A PUBLIC DOCUMENT AND AS SUCH CAN BE  
REPRODUCED AND DISTRIBUTED FOR THE PUBLIC.



## Sharon Laucamp

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**From:** Jessica Wright  
**Sent:** Monday, March 21, 2016 2:10 PM  
**To:** Sharon Laucamp  
**Subject:** FW: Application for County P and Z

Can you advise? Thank you

Jessica Wright  
Administrative Assistant  
400 Cedar Street  
Tipton, IA 52772  
Phone: 563-886-3168  
Fax: 563-886-3339

\*This email (including attachments) is covered by the Electronic Communication Privacy Act, 18 U.S.C. 2510-2421. It is the confidential property of Cedar County and is intended for use only by the individual or entity to which it is addressed. The information may be confidential and legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, please delete the information from your system and notify the sender by reply email. Thank you.

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**From:** Goerd, Tammi M [mailto:tammi-goerd@uihealthworks.org]  
**Sent:** Monday, March 21, 2016 9:06 AM  
**To:** Jessica Wright  
**Subject:** RE: Application for County P and Z

Good Morning Jessica!

I received a letter from Dawn stating my appointment to the Zoning Board of Adjustments. Will someone be contact me on meeting dates/times/agenda's? Or is there something specific I am supposed to do in the meantime? The letter didn't have any other information other than stating my appointment. Any direction you can give me would be very helpful!

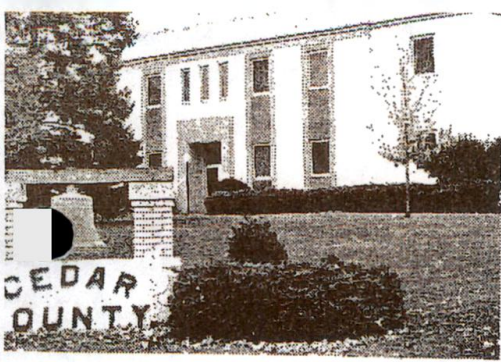
Thank you!  
Tammi

Tammi M. Goerd, CMA  
Clinic Operations Manager  
UI HealthWorks  
3 Lions Drive  
North Liberty, IA 52317  
319-467-7183 (direct)  
319-467-7180 (Fax)

[www.uihealthcare.org/healthworks](http://www.uihealthcare.org/healthworks)

(319) 530-9537  
1313 Plum St.  
Tipton, IA





Tel: 563-886-2248

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

March 4, 2016

**LEGAL NOTICE**

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, March 24, 2016, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse.

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

1. **Jeffery Salsbery, 1334 Old Muscatine Road, Tipton (Owner)** – Requesting a variance in accordance with Chapter 5C(2), Agricultural District, of the Cedar County Zoning Ordinance Number 10, for the purpose of allowing placement and construction of a secondary farm dwelling further than 250 feet from an existing farm structure. The proposed building site is located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 8, T-80N, R-2W, in Center West Township, consisting of 39.00 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 La Rue  
Zoning Administrator

Copies sent out on 3/8/16 to the following:

1. Jeff Salsberry - 1334 Old Muscatine Road, Tipton, IA 52772 – **Certified**
  2. Ruth Ann Salsberry – 1334 Old Muscatine Rd., Tipton, Iowa 52772
  3. Clayton Wulf & Alison Goerdts – 1376 230<sup>th</sup> Street, Tipton, Iowa 52772
  4. Lamp Living Trust – 1341 230<sup>th</sup> Street, Tipton, Iowa 52772
  5. Jeff & Kim Coss – 1305 230<sup>th</sup> Street, Tipton, Iowa 52772
  6. Ron Elijah Revocable Trust – 1353 230<sup>th</sup> Street, Tipton, Iowa 52772
  7. Melissa & Christopher Bunge – 1359 230<sup>th</sup> Street, Tipton, Iowa 52772
- 

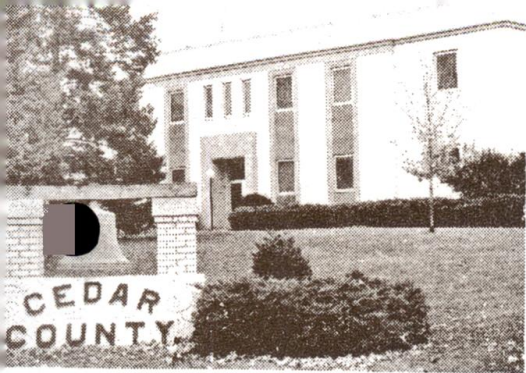
4 Board of Adjustment members on 3/8/16

Copy e-mailed to Tipton Conservative on 3/4/16

Copy e-mailed to County Engineer on 3/8/16

2 File Copies

1 Bulletin Board Copy



Tel: 563-886-2248

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

March 4, 2016

**LEGAL NOTICE**

The Cedar County Board of Adjustment will be holding a Public Hearing on Thursday, March 24, 2016, 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. John and Jack Ahlers, RR, Wheatland (New Owners) 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, 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. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.



23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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 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.

32. 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.
33. 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.
34. 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.
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 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.
36. 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.
- ✓ 37. 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.
38. 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.
39. 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.

40. 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.
41. 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.
42. U.S. Cellular, Cedar Rapids, Iowa (Leasee) 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 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.
43. 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.
44. 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.
45. 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.
46. 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 Springfield Township, consisting of 44.65 acres more or less. Said property is currently zoned A-1 Agricultural.
47. 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.

48. 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.
49. 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.
50. 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.
51. 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.
52. 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.
53. 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 Agricult
54. 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.



55. 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 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.
56. 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.
57. 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 ¼ of the NE ¼, Section 35, T-80N, R-3W, in Rochester Township. Said property is currently zoned A-1 Agricultural.
58. 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.
59. 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 ¼ of the SE ¼, Section 7, T-80N, R-1W, in Inland Township. Said property is currently zoned A-1 Agricultural.
60. 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.
61. 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.
62. 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.

63. 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.
64. 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.
65. 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.
66. 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.
- ✓ 67. 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.
68. 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.
69. 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  $\frac{1}{2}$ , NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , Section 6, T-81N, R-3W, in Red Oak Township.
70. 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  $\frac{1}{2}$ , SE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 6, T-81N, R-3W, in Red Oak Township.



71. 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.
72. 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  $\frac{1}{4}$ , NW  $\frac{1}{4}$ , Section 35, T-81N, R-3W, in Center West Township, consisting of 3.14 acres more or less.
73. 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  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 30, T-82N, R-2W, in Dayton Township, consisting of 4.00 acres more or less.
74. 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  $\frac{1}{2}$ , 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.
75. 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.
76. Tim Powers, “Powers Sports, LLC”, 254 Adams Avenue, Lisbon (Owner) – A Home Industry Permit to allow a firearms business.
77. Rodney Hansen, 875 297<sup>th</sup> Street, Atalissa, IA (Owner) – A Home Business Permit authorizing the location of a firearm sales business.
78. 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.
79. Sue Faith, 525 290<sup>th</sup> St., West Branch, IA (Owners) – A Home Industry Permit authorizing the location of a tool sharpening business.
80. Laurence and Julie Christiansen, 448 Spicer Avenue, Clarence, IA (Owners) – A Special Use Permit authorizing a farm equipment business.
81. Erin Morrison-Vincent, West Branch, IA (Owner) – A Home Occupation Permit authorizing the location of a photography studio.
82. Susan Wiederhoeft, 756 Grant Avenue, Mechanicsville – A Home Occupation Permit for the purpose of operating a dog grooming business



83. Randall and Linda Weaver, 726 Green Road, Tipton, IA (Owners) – A Special Use Permit authorizing a winery with exposition grounds on Lot 1, Buchanan House Addition and Parcel B, consisting of 25.01 acres more or less.
84. Lori Walsh, 1767 275<sup>th</sup> Street, West Branch, IA (Owner) – A Home Industry Permit for the purpose of operating a retail, second hand and consignment store in an existing building on her property.
85. SBA Towers IV, LLC, 5900 Broken Sound Parkway NW, Boca Raton, FL (Verizon Wireless, Lessee) and David Shinker, 1276 Hwy. 30, Stanwood, IA (Owner) – A Special Use Permit authorizing the location of a wireless communication tower in Dayton Township.
86. Devin & Laura Schroeder, 1647 180<sup>th</sup> St., Clarence, IA (Owners) – A Special Use Permit authorizing the location of an Agricultural Service Business for the sale of seed grains on property in Fairfield Township.
87. Dalene Johnson, 2366 Garfield Ave., West Liberty, IA (Owner) – A Home Occupation Permit authorizing the location of an antique and collectables shop in an accessory building in Iowa Township.

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

## CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

February 25, 2016

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, February 25, 2016, 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, Twing & Lenker.

Chairperson Beyer called the meeting to order at 3:00 p.m. Minutes from the last two meetings held on July 23, 2015, and January 28, 2016, were previously given to the members. They were approved as presented.

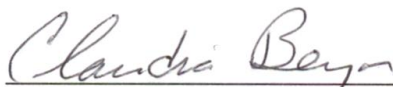
The Board members then considered the following petition:

1. **Grant and Angela Lilienthal, 2266 310th St., Wilton, IA (Owners)** – Requesting approval of a Special Use Permit for the purpose of authorizing an Event Venue site on Parcel E, in the NW ¼, NE ¼, Section 23, T-79N, R-1W, in Farmington Township. Said property is zoned A-1 Agricultural District and consists of 5.00 acres m/l.

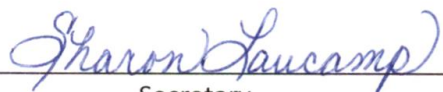
Chairperson Beyer informed the members there were no verbal or written objections on file for this petition. Grant and Angela Lilienthal were both present and explained their request to have an event venue site on their property. They will use an existing barn on the site to host weddings, receptions, meetings, etc. Mrs. Lilienthal stated the operation will be low key and will probably host around ten events a year. She informed the members they held their daughter's wedding there and have hosted several small events. They stated the facility can accommodate around 400 guests. The Lilienthal's stated someone will be there to coordinate the parking. They will have handicap accessible bathroom facilities. They stated there are a variety of toilet trailers they can rent. They also stated they have not put anything in permanently due to the fact that they do not know how much business they will have. There will be no kitchen facilities and the caterers will be responsible for food. The Lilienthal's stated the local fire department did make some recommendations regarding fire alarms and extinguishers. Mr. Lilienthal stated the fire department stated the access was adequate to provide service.

Chairperson Beyer informed the members the Planning and Zoning Commission did recommend approval of the Special Use Permit request to the Board of Adjustment. After a brief discussion, Twing made a motion to grant the request subject to placement of large round bales across the east entrance outside of the right-of-way line in order to restrict its use. This request is also subject to annual review. Lenker seconded the motion. Ayes all.

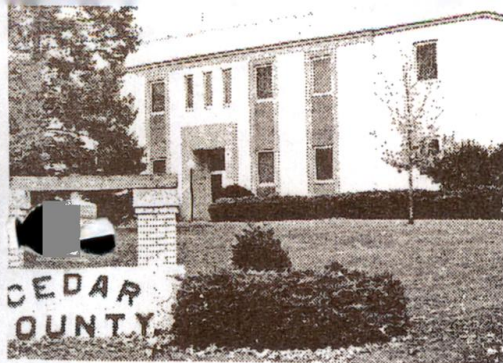
With no further business to be discussed at this time, the meeting adjourned at 3:15 p.m.



Chairperson  
Claudia Beyer



Secretary  
Sharon Laucamp



Tel: 563-886-2248

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

February 5, 2016

**LEGAL NOTICE**

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, February 25, 2016, 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. Grant and Angela Lilienthal, 2266 310th St., Wilton, IA (Owners)** – Requesting approval of a Special Use Permit for the purpose of authorizing an Event Venue site on Parcel E, in the NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 23, T-79N, R-1W, in Farmington Township. Said property is zoned A-1 Agricultural District and consists of 5.00 acres m/l.

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 2/8/16 to the following:

1. Grant & Angela Lilienthal – 2266 310<sup>th</sup> Street, Wilton, Iowa 52778 – **Certified**
  2. David R. Offerman Testamentary Trust Fund A - % Patricia A. Offerman, 1400 Dover Bay Drive, Clive, IA 50325-8323
  3. Nancy & Cal Lilienthal, James & Sara Orvick – 5458 County Rd. CC, Oregon, WA 53575-2719
- 

4 Board of Adjustment Members on 2/8/16

Copy e-mailed to Tipton Conservative on 2/5/16

Copy e-mailed to Wilton/Durant Advocate News on 2/5/16

Copy e-mailed to County Engineer on 2/5/16

2 File Copies

1 Bulletin Board Copy

## CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

January 28, 2016

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, January 28, 2016, 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, Twing & Lenker.

Chairperson Beyer called the meeting to order at 3:00 p.m. The Board members then considered the following petition:

1. **Daniel Kohl, 231 Charles Avenue, Mechanicsville, IA (Owner)** - Requesting a variance of the required front-yard setback for a proposed single family dwelling at 83 135<sup>th</sup> St., Lisbon, IA, located on Lot 1, Cedar View Heights, in the NE ¼, SW ¼, Section 5, T-82N, R-4W, in Pioneer Township, consisting of 1.00 acres more or less. Said property is currently zoned R-1 Suburban Residential District.

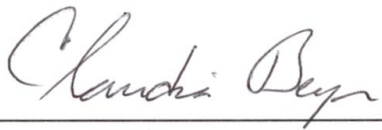
Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition and advised them to do their review in accordance with Chapter 17.18(3) of the Cedar County Zoning Ordinance in making their decision. The letter received from Cedar County Engineer, Rob Fangmann, stated that given the triangular geometry of Lot 1, the 15 foot variance request should have minimal impact on the existing roadway in order to better facilitate a septic system. He also recommended that it be understood that this would only apply to Lot 1 and that there would be no inference that the same request would be acceptable to Lots 2-4.

Petitioner Dan Kohl was present and informed the members that when MMS Consultants designed the subdivision, laid in the roads and set in the lots, they tried to use the highest and best use on all of the lots. He stated there was a little bit of a challenge with the pipeline going through the area. They wanted the houses to best fit the lots, along with being able to install an approved septic system on each lot. Mr. Kohl stated that due to the elevation of the road and the triangular shape of Lot 1 causes the best use to be a reduction to a 35' setback on the front yard so the septic system can be installed in the back yard and fit on the lot. County Engineer, Rob Fangmann, was present and stated he is not opposed to the request due to the way Lot 1 lies. He then stated there is a potential that the street may be extended all of the way to Baker Avenue and could be accepted into the county's road system. Mr. Kohl then informed the members he was able to acquire a house which was built in 2004 and move it onto the lot. It is a two story house and will have a walkout basement. He then showed the members a picture of the house. La Rue stated the request was feasible due to the fall of the ground. Engineer Fangmann stated that his department does not normally look at subdivisions but he is commenting due to the nature of the road. Zoning Administrator La Rue then reviewed Chapter

17.18(3) regarding special conditions and stated the request met the requirements of the ordinance.

After further discussion Hoy made a motion to approve the request to allow a 35' front yard setback thus allowing a 15' variance to the 50' setback requirement. Lenker seconded the motion. Ayes all.

With no further business to be discussed at this time, Hoy made a motion for adjournment. Twing seconded the motion. Meeting adjourned at 3:20 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

January 11, 2016

**LEGAL NOTICE**

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, January 28, 2016, 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. **Daniel Kohl, 231 Charles Avenue, Mechanicsville, IA (Owner)** - Requesting a variance of the required front-yard setback for a proposed single family dwelling at 83 135<sup>th</sup> St., Lisbon, IA, located on Lot 1, Cedar View Heights, in the NE  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 5, T-82N, R-4W, in Pioneer Township, consisting of 1.00 acres more or less. Said property is currently zoned R-1 Suburban Residential 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 1/12/16 to the following:

1. Daniel Kohl – 231 Charles Ave., Mechanicsville, IA 52306 – **Certified**
2. Ruth Young – 1115 Scramblers Knob, Franklin, TN 37069-6004
3. Doug & Brianne Kirk – 338 Hubler Lane, Lisbon, IA 52253
4. Ronald & Ruth Schultz – 330 Hubler Lane, Lisbon, IA 52253
5. Mary & Wendy Johnson – 332 Hubler Lane, Lisbon, IA 52253
6. Luke & Alicia Christen – 93 135<sup>th</sup> Street, Lisbon, IA 52253

4 Board of Adjustment members on 1/13/16

E-mailed legal notice to County Engineer on 1/11/16

E-mailed legal notice to Tipton Conservative on 1/11/16