

Tel: 563-886-2248

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

December 13, 2019

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

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

**MERRY CHRISTMAS & HAPPY NEW YEAR!!**

Sincerely,

A handwritten signature in blue ink that reads 'Phil'.

Phil La Rue  
Zoning Administrator

PL:sl

## **LEGAL NOTICE**

The Cedar County Board of Supervisors has been petitioned to conduct a Public Hearing on December 10, 2019, at 11:15 a.m., and December 17, 2019, at 10:30 a.m., in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Barnhart Properties, LLC, P.O. Box 36, West Branch, IA (Owner)** - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of allowing construction of single-family dwellings on a proposed nine (9) lot subdivision on property located in the NW ¼, NW 1/4, and the SW ¼, NW ¼, Section 9, T-79N, R-4W, in Springdale Township, consisting of 26.87 acres more or less.
2. **Douglas and Jacquelyn Hart, 10 223<sup>rd</sup> St., Solon, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for the purpose of allowing the construction of a single-family dwelling on property located in the SW ¼, NW ¼, Section 6, T-80N, R-4W, in Gower Township. Said petition is to rezone 3.32 acres more or less.

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

Cari Gritton  
Cedar County Auditor

November 20, 2019 Cedar County P&Z Public Hearing  
6:30 p.m.

Douglas Jacovi Hart

John a. Donnell

Phil LaPine

David A. Schulte

Bruce Barnhart

Jerry D. Stiles

Tom Anthony

Slivemaster Haaland

Rob Fangmann

Jody Yuteske

Sharon Laucamp

Corby Brecht

Jenna Brecht

Brett Eggert

Douglas Klein

## CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

November 20, 2019

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, November 20, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Dornfeld, Eggert, Klein, Schuett and Yutesler. Member absent was Brown.

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

1. **Barnhart Properties, LLC, P.O. Box 36, West Branch, IA (Owner)** - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of allowing construction of single-family dwellings on a proposed nine (9) lot subdivision on property located in the NW ¼, NW 1/4, and the SW ¼, NW ¼, Section 9, T-79N, R-4W, in Springdale Township, consisting of 26.87 acres more or less.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition. He advised them to do their review in accordance with Chapter 18.2(3) of Cedar County Zoning Ordinance #10 in making a recommendation to the Cedar County Board of Supervisors.

Bruce Barnhart was present and stated that they had a lot of people who are interested in 3 to 5 acre lots and it fits good in the area. He also stated the area is identified for future housing in the Cedar County Comprehensive Plan. He stated he did not have a letter from the West Branch Fire Department but stated they did not have any issues. The driveway locations have been approved. Any fencing issues will be addressed in the covenants. Tom Anthony, Survey Manager from Shoemaker & Haaland stated the property is located within three-tenths of a mile from the corporate limits of West Branch. Member Dornfeld questioned if the City of West Branch would ever provide water in the future. Mr. Barnhart stated it would be cost prohibitive. La Rue stated Cedar County will be requiring community water (1 or 2 common wells). La Rue then discussed the soil limitations. He stated there are limitations on almost all of the soils except for the small amount of Tama Soils. The CSR average on the Tama Soils is 79. However, that amounts to less than about 20% of the entire subdivision. The Colo-Ely soil has the highest CSR at 85 points. La Rue stated for septic systems they may be looking at alternative systems. His principle concern is the Colo-Ely soil due to drainage. He stated smart planning will be needed regarding flood elevation data. Tom Anthony explained the FEMA maps for Zone A. He recommended the DNR do a flood study. Cedar County Engineer, Rob Fangmann, reviewed the proposal letter from the petitioners representative which outlines the proposed recommended improvements to Charles Avenue and addresses future maintenance concerns. He found this proposal acceptable in order to move forward with the rezoning request from a road standpoint. Access to the proposed subdivision was also discussed and multiple approved permits are

on file with the Engineer's Office. La Rue stated the Land Use Plan does encourage orderly and compact development. He also stated the proposed site is contiguous to residential areas and is in the Future Land Use Map for Cedar County. He then briefly discussed the LESA findings with the final score estimated to be 4,320 points which is a moderate finding for development. He continued it may be necessary that Lots 3 and 4, 5 and 6 be combined due to the drainage pattern and flood plain in that area, and therefore, reducing the number of lots. He also stated the Flood Plain was one of the factors that took the score down a little bit. La Rue stated there will be some challenges that will need to be worked through with the land development. He also stated the perimeter of the property is subject to fencing agreements. Mr. Barnhart stated this will be covered by the covenants. Chairperson Yutesler questioned the drainage on the property. It was noted that houses will be out of waterway runoff. Tom Anthony stated that since the lot sizes will be 2.5 to 3 acres, they will be adequate for two septic systems.

After further discussion, Member Dornfeld made a motion to approve the rezoning request. Member Eggert seconded the motion. Ayes all.

2. **Douglas and Jacquelyn Hart, 10 223<sup>rd</sup> St., Solon, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for the purpose of allowing the construction of a single-family dwelling on property located in the SW ¼, NW ¼, Section 6, T-80N, R-4W, in Gower Township. Said petition is to rezone 3.32 acres more or less.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file and advised them to consider this petition in accordance with Chapter 18.2(3) of Zoning Ordinance #10.

Mr. & Mrs. Hart were present and stated there are approximately 3 acres of their acreage which are unusable as farmland. Mr. Hart stated it has not been farmed for over 50 years. Therefore, they feel it would be ideal for a single family residence. They stated they have talked to adjoining land owners and received no opposition. The CSR is less than 76 points. The letter received from the West Branch Volunteer Fire and Rescue Department stated they are willing and able to provide emergency fire and rescue to the proposed site. The letter received from County Engineer, Rob Fangmann, stated this is located on gravel route Cedar Johnson County Line Road and should have minimal impact on the existing infrastructure. An approved entrance permit is on file with his office. His letter also stated that due to sight distance restrictions, as a condition of the entrance permit, the existing entrance to the south must be removed. A new dry fill entrance has been constructed at the location designated by the county on top of the hill to service the area. La Rue stated an alternative septic system will be needed due to clay and careful siting will be needed. He also stated the Land Use Plan does discourage scattered residential development when it will not support the whole broad range of services. He briefly discussed the 2,910 LESA points. Yutesler explained the scoring categories.

After a brief discussion, Member Klein made a motion to approve the rezoning request. Member Dornfeld seconded the motion. Ayes all.

Minutes from the last meeting held on October 16, 2019, were previously sent to the members. Member Eggert made a motion with Member Klein seconding approval of the minutes as presented.

With no further business to be discussed at this time, Member Dornfeld made a motion to adjourn. Member Eggert seconded the motion. Meeting adjourned at 7:50 p.m.

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Chairperson  
Jody Yutesler

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Secretary  
Sharon Laucamp



Tel: 563-886-2248

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

November 1, 2019

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, November 20, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

- 1. Barnhart Properties, LLC, P.O. Box 36, West Branch, IA (Owner)** - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of allowing construction of single-family dwellings on a proposed nine (9) lot subdivision on property located in the NW 1/4, NW 1/4, and the SW 1/4, NW 1/4, Section 9, T-79N, R-4W, in Springdale Township, consisting of 26.87 acres more or less.
- 2. Douglas and Jacquelyn Hart, 10 223<sup>rd</sup> St., Solon, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for the purpose of allowing the construction of a single-family dwelling on property located in the SW 1/4, NW 1/4, Section 6, T-80N, R-4W, in Gower Township. Said petition is to rezone 3.32 acres more or less.

At said Public Hearing, any person present, and so wishing, will be given the opportunity to be heard, for or against, said 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.

Philip LaRue  
Zoning Administrator

Copies sent out on 11/4/19 to the following:

1. Barnhart Properties, LLC – P.O. Box 36, West Branch, IA 52358 – **Certified**
2. Darlene & Frank Kabela Trust – 255 290<sup>th</sup> Street, West Branch, Iowa 52358-8571
3. William & Ruth Langenberg Rev. Trust – 3010 Sycamore Street, Iowa City, IA 52240-9135
4. Tim & Colleen Crew – 195 290<sup>th</sup> Street, West Branch, IA 52358
5. James H. Wick Jr. – 191 290<sup>th</sup> Street, West Branch, IA 52358
6. Arlieta M. Hamer – 426 W. Orange St., P.O. Box 84, West Branch, IA 52358
7. Colby J. Brecht – 1938 Charles Ave., West Branch, IA 52358
8. Interstate Power & Light Co. – P.O. Box 77007, Madison, Wisconsin 53707-1007
9. David L. & Joan E. Kabela – 239 290<sup>th</sup> Street, West Branch, IA 52358

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1. Douglas & Jacquelyn Hart – 10 223<sup>rd</sup> Street, Solon, Iowa 52333 – **Certified**
2. Larry Howsare – 2 223<sup>rd</sup> Street, Solon, IA 52333
3. Steve & Jill Skay – 2229 Delta Ave., West Liberty, IA 52776
4. Mark Dyken – 5673 Morse Rd. NE, Solon, Iowa 52333
5. Kevin & Lisa Braddock – 2305 Johnson-Cedar Rd. NE, Solon, Iowa 52333
6. Bill & Sharon Braddock – 2333 Johnson-Cedar Rd. NE, Solon, Iowa 52333

Copy e-mailed to Tipton Conservative & West Branch Times on 11/1/19  
6 Zoning Commission members on 11/4/19

2 File Copies  
1 Copy for Bulletin Board

Laurie Farnells

Jim Farnells

Tom & wife

Pauline & husband

John & family

John & wife

6:30 P.M. 16-19  
Cecil County P.D. Police Station

## CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

October 16, 2016

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, October 16, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Eggert, Dornfeld, Schuett & Yutesler. Members absent were Brown & Klein.

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

1. **Larry and Dianna Kohl, 200 155<sup>th</sup> St., Lisbon, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single-family dwelling on property located in the NE 1/4, SW 1/4, Section 32, T-82N, R-4W, in Pioneer Township. Said petition is to rezone 1.14 acres more or less.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition. He advised them to do their review in accordance with Chapter 18.2(3) of the Cedar County Zoning Ordinance in making a recommendation to the Cedar County Board of Supervisors. The letter received from County Engineer, Rob Fangmann, stated an approved entrance permit is on file in his office. It also stated that due to sight distance restrictions, as a condition of the entrance permit, access to the site is accomplished by sharing the existing dryfill field entrance. Larry Kohl stated they were told they could add an additional 50 feet to it. The letter received from the Lisbon Fire Department stated they will continue to maintain all services to this property. La Rue then stated the soils are Downs Silt Loam. Limitations for dwellings are moderate. Limitations for septic are severe due to slow absorption. La Rue stated there are a lot of septic systems installed in the same soils. The CSR is 90 points. La Rue then stated the Comprehensive Plan discourages spot zoning and the loss of prime ag land. He stated he had recommended to Mr. Kohl that the property be kept as part of the farm and discussed various locations for placing the dwelling. La Rue stated the LESA score was only 1,490 points with a strong finding for preservation. La Rue again stated that the Comprehensive Plan and LESA does not support it. Larry Kohl stated if it were not for family, he would not sell any property. He explained where his other two daughters have dwellings. Chairperson Yutesler stated it is her understanding that this property is the first proposed split for this parcel upon which there is a farm dwelling. Also, that this site is in crop production and has a high CSR and the LESA score places it in the category of strong finding for preservation. Again, it was noted that the request is for family. La Rue stated that the future growth map is located almost two miles away. Member Schuett stated he is not opposed to the request. Member Eggert stated only 1.14 acres will be taken out of production and Member Dornfeld stated it is just common sense.

After a brief discussion, Eggert made a motion to approve the rezoning request. Dornfeld seconded the motion. Ayes all.

Minutes from the last meeting held on July 17, 2019, were previously sent to the members. Schuett made a motion to approve the minutes as presented. Dornfeld seconded the motion. Ayes all.

With no further business to be discussed at this time, Schuett made a motion to adjourn. Eggert seconded the motion. Ayes all. Meeting adjourned at 6:50 p.m.

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Chairperson  
Jody Yutesler

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Secretary  
Sharon Laucamp



Tel: 563-886-2248

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

Tipton, Iowa 52772

October 4, 2019

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, October 16, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Larry and Dianna Kohl, 200 155<sup>th</sup> St., Lisbon, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single-family dwelling on property located in the NE 1/4, SW 1/4, Section 32, T-82N, R-4W, in Pioneer Township. Said petition is to rezone 1.14 acres more or less.

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

  
Philip LaRue  
Zoning Administrator

Copies sent out on 10/8/19 to the following:

1. Larry & Dianna Kohl – 200 155<sup>th</sup> Street, Lisbon, IA 52253 – **Certified**
2. Laurie Rummells – 965 Walter St., Lisbon, IA 52253
3. Troy & Kaylene Caspers – 121 155<sup>th</sup> Street, Lisbon, Iowa 52253

Copy e-mailed to Tipton Conservative on 10/7/19

Copy e-mailed to Mt. Vernonlisbon sun news on 10/7/19

Copies sent to P & Z members on 10/7/19

2 File Copies

1 Copy for Bulletin Board



Tel: 563-886-2248

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

Tipton, Iowa 52772

August 9, 2019

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

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

Sincerely,

Phil La Rue  
Zoning Administrator

PL:sl

## LEGAL NOTICE

The Cedar County Board of Supervisors will be conducting a Public Hearing on August 13 and 20, 2019, at 10:15 a.m., in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

At this time, the Board will consider the following amendment to Section 8, Discontinuation and De-Commissioning of Cedar County Ordinance #47, Regulating the Placement of Wind Energy Conversion Systems (WECS) on Property Located in the Unincorporated Areas of Cedar County, Iowa:

- A. De-Commissioning Fund. The applicant shall continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of life of the facility. The amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, as amended by the Board of Adjustment. The financial assurance mechanism must insure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond-issuing company must be agreed upon by both the applicant and Cedar County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. Cedar County shall have sole discretion with regard to the determination of the mode of financial assurance.

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

Cari Dauber

Cedar County Auditor

Copy e-mailed to Tipton Conservative on 7/31/19 for publication in The Tipton Conservative, Sun News and West Branch Times

Copy e-mailed to Board of Supervisors Secretary on 7/30/19

## **LEGAL NOTICE**

The Cedar County Board of Supervisors has been petitioned to conduct a Public Hearing on August 13 and 20, 2019, at 10:00 a.m., in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Eric and Dawn Siech, 545 E. 4<sup>th</sup> Street, Tipton, IA (Contract Buyers) and Janet Ford, 1126 235<sup>th</sup> St., Tipton, IA (Owner)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing single family dwellings on a proposed three (3) lot minor Subdivision on property described as Parcel “J” located in the NW ¼, SW ¼ and the SW ¼, SW 1/4, Section 18, T-80N, R-2W, in Center West Township. Said petition is to rezone 1.99 acres on each of the proposed lots. Said proposed subdivision will consist of 30.00 acres more or less.

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

Cari Dauber  
Cedar County Auditor

Copies sent out on 7/31/19 to the following:

1. Eric and Dawn Siech – 545 E. 4<sup>th</sup> St., Tipton, IA - **Certified**
2. Janet C. Ford – 1126 235<sup>th</sup> St., Tipton, IA 52772
3. William B. Cies Trust – 8406 S. Delaware St., Dixon, IL 61021-7902
4. Nolan & Julie Ford – 1502 Logan Ave., Tipton, IA 52772
5. Willer & Michels LLC – 8 Jamaica Village Rd., Coronado, CA 92118

Copy e-mailed to Tipton Conservative on 7/31/19  
Cedar County Board of Supervisors on 7/31/19

2 File Copies

1 Copy for Bulletin Board

## **CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES**

July 17, 2019

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, July 17, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Dornfeld, Brown, Eggert, Schuett & Klein. Members absent were Yutesler & Kohrt.

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

1. **Eric and Dawn Siech, 545 E. 4<sup>th</sup> Street, Tipton, IA (Contract Buyers) and Janet Ford, 1126 235<sup>th</sup> St., Tipton, IA (Owner)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing single family dwellings on a proposed three (3) lot minor Subdivision on property described as Parcel "J" located in the NW ¼, SW ¼ and the SW ¼, SW 1/4, Section 18, T-80N, R-2W, in Center West Township. Said petition is to rezone 1.99 acres on each of the proposed lots. Said proposed subdivision will consist of 30.00 acres more or less.

Co-Chairperson Klein asked the petitioners to explain their petition request. Eric Siech stated their children are grown and they would like spend more time in the country environment. He stated that because of the size of the ground, they are looking to do it as a minor subdivision. He stated that he had an agreement with the Ford's that there would be no more than three homes. He also informed the D.O.T. that there would be only three homes. Member Dornfeld questioned the 1.99 acres being rezoned on each of the proposed lots when the proposed subdivision contains 30 acres. Mr. Siech stated that the 1.99 acres of each lot was for the purpose that they can not be subdivided again. He also stated they plan on selling three 10 acre pieces so each potential buyer can put a home on their 10 acre lot. Mr. Siech informed the members that he and his wife will build a home on one of the lots and will sell the other two lots. He also stated the flood plain area will be fenced off. Member Dornfeld questioned how many entrances will be into the subdivision. Mr. Siech stated there will be two entrances. One is already existing and one more will be added. Mr. Siech stated that the additional entrance has been tentatively approved by the DOT.

Zoning Administrator La Rue advised the members to do their review in accordance with Chapter 18.2(3) of Cedar County Zoning Ordinance #10 in making a recommendation to the Cedar County Board of Supervisors. He stated a minor subdivision will be required. The letter on file from the Tipton Fire Department stated they will provide services but must have suitable access to the area. La Rue stated there is an approved access by the I.D.O.T. The average for the soils was 76 points with severe limitations due mostly to slope and erosion. There are moderate limitations for building and severe limitations for septic systems. La Rue explained the LESA score which totaled 3,300 points and a

moderate finding for preservation. He also stated that safety, health and welfare has to measure into this. It was noted there are no livestock facilities within  $\frac{3}{4}$  mile of this property.

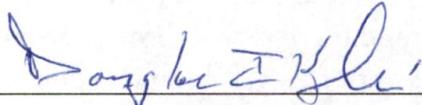
After discussion Eggert made a motion to accept the petition. Schuett seconded the motion. Further discussion then continued. Member Dornfeld then asked Zoning Administrator La Rue if they are to use the new number system or are they going to use common sense. Co-Chairperson Klein stated they have a situation here that is not directly in conformance with their plan but seems as though there is no significant reason to deny this petition. He also stated the numbers are just a recommendation. La Rue stated there is a 95% agricultural land use in this area. Housing density within a quarter of a mile is zero. He then again explained the LESA scoring. It was again noted that the Siech's are limited to a three house subdivision. Member Brown then suggested an amendment to the motion to approve stating the additional acres after the 1.99 acres of the 10 acre lots can not be further subdivided. Member Eggert seconded the motion. It was noted that the houses will have to be located within the square that was rezoned. Co-Chairperson Klein stated that the amended motion is to approve three 1.99 acre parcels to be rezoned from A-1 to R-1 with the prohibition of any further subdivision of the parcel. Ayes all.

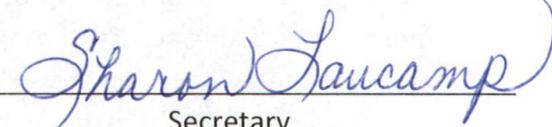
Minutes from the last meeting held on May 1, 2019, were previously sent to the members. Member Schuett made a motion to approve the minutes as presented. Member Eggert seconded the motion. Ayes all.

Zoning Administrator La Rue then read the portion of the legal notice pertaining to an amendment to Section 8, Discontinuation and De-Commissioning of Cedar County Ordinance #47 regulating the placement of Wind Energy Conversion Systems (WECS) on property located in the unincorporated areas of Cedar County. La Rue stated the Board of Supervisors wanted Section A. Decommissioning Fund, added to Ordinance #47. La Rue explained the amendment to the members. After a brief discussion, Member Dornfeld made a motion to accept the proposed amendment with the correction of a spelling error. Member Brown seconded the motion. Ayes all.

Zoning Administrator La Rue informed the members that he is working on a written policy for using the land evaluation (LESA) for dealing with farmstead splits.

With no further business to be discussed at this time, Member Eggert made a motion to adjourn. Member Schuett seconded the motion. Ayes all.

  
\_\_\_\_\_  
Co-Chairperson  
Doug Klein

  
\_\_\_\_\_  
Secretary  
Sharon Laucamp

Cedar County P&Z Public Hearing  
6:30 P.M.

P.D. John

7/17/19

Sam N. Sieck

~~Jon R. Hamm~~

Jeff B. ...

Sharon Lucamp

~~Brett Eggert~~

Douglas J. Klin

Bob Fox

David G. Schuett



Tel: 563-886-2248

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

Tipton, Iowa 52772

July 5, 2019

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, July 17, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Eric and Dawn Siech, 545 E. 4<sup>th</sup> Street, Tipton, IA (Contract Buyers) and Janet Ford, 1126 235<sup>th</sup> St., Tipton, IA (Owner)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing single family dwellings on a proposed three (3) lot minor Subdivision on property described as Parcel “J” located in the NW ¼, SW ¼ and the SW ¼, SW 1/4, Section 18, T-80N, R-2W, in Center West Township. Said petition is to rezone 1.99 acres on each of the proposed lots. Said proposed subdivision will consist of 30.00 acres more or less.

Also, at this time, the Commission will consider the following amendment to Section 8, Discontinuation and De-Commissioning of Cedar County Ordinance #47, Regulating the Placement of Wind Energy Conversion Systems (WECS) on Property Located in the Unincorporated Areas of Cedar County, Iowa.

- A. Decommissioning Fund. The applicant shall continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of life of the facility. The amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, as amended by the Board of Adjustment. The financial assurance mechanism must insure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond-issuing company must be agreed upon by both the applicant and Cedar County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. Cedar County shall have sole discretion with regard to the determination of the mode of financial assurance.

At said Public Hearing, any person present, and so wishing, will be given the opportunity to be heard, for or against, said Plan. 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.

Philip LaRue  
Zoning Administrator



Tel: 563-886-2248

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

Tipton, Iowa 52772

June 13, 2019

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

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

Sincerely,

*Phil La Rue /sl*

Phil La Rue  
Zoning Administrator

PL:sl



Tel: 563-886-2248

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

Tipton, Iowa 52772

May 7, 2019

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

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

Sincerely,

Phil La Rue  
Zoning Administrator

PL:sl

## **LEGAL NOTICE**

The Cedar County Board of Supervisors has been petitioned to conduct a Public Hearing on May 21, 2019, at 9:00 a.m. and May 28, 2019, at 10:00 a.m., in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

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

- 1. Keith Sanders, (Contract Buyer) and Scott and Rhonda Sanders, 2168 Washington Avenue, Durant, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single family dwelling on property described as Parcel “A” located in the NW ¼, SW ¼, Section 23, T-79N, R-1W, in Farmington Township, consisting of 1.00 acres more or less.

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

Cari Dauber  
Cedar County Auditor

Copies sent out on 5/6/19 to the following:

1. Keith Sanders – 2168 Washington Ave., Durant, IA 52747 – **Sent regular mail per petitioner's request**
2. Scott & Rhonda Sanders – 2168 Washington Ave., Durant, Iowa 52747
3. Curtis Living Trust – 3808 Ridgewood Dr., Davenport, IA 52807-1507
4. H. E. Fitzer Farms Limited Liability Partnership - % Mary Haila, 2408 Suncrest Dr., Ames, IA 50014

Copy e-mailed to Tipton Conservative on 5/6/19

Copy e-mailed to Wilton/Durant Advocate News on 5/6/19

Copy e-mailed to Board of Supervisors Secretary on 5/2/19

2 File Copies

1 Copy for Bulletin Board

## CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

May 1, 2019

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, May 1, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Dornfeld, Eggert, Klein, Kohrt, Schuett and Yutesler. Member absent was Brown.

Chairperson Yutesler called the meeting to order at 6:30 p.m. The members then reviewed the following petition which was originally scheduled for April 17, 2019, but was postponed and rescheduled to this date due to the lack of a quorum:

1. **Keith Sanders, (Contract Buyer) and Scott and Rhonda Sanders, 2168 Washington Avenue, Durant, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single family dwelling on property described as Parcel "A" located in the NW ¼, SW ¼, Section 23, T-79N, R-1W, in Farmington Township, consisting of 1.00 acres more or less.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition. He advised them to do their review in accordance with Chapter 18.2(3) of Cedar County Zoning Ordinance #10, in making a recommendation to the Cedar County Board of Supervisors. He also reported that the letter received from the Durant Fire Department stated they can and will provide emergency services to the site. The letter received from County Engineer, Rob Fangmann, stated the property is located on gravel route Washington Avenue and should have minimal impact on the existing infrastructure. An approved entrance permit is on file with his office. The letter also stated that due to sight distance restrictions, as a condition of the entrance permit, access to the site must utilize the existing entrance to be shared with 2168 Washington Avenue. A private lane is to be constructed outside of the existing right-of-way to get to the proposed dwelling. La Rue stated the soil on the property is 120B (Tama Silt Loam) and soil limitations for septic tank absorption fields, dwellings with and without basements and agricultural farm crops are all moderate. He stated the property does have a high CSR.

Keith Sanders was present and informed the members that he plans to widen the existing driveway which he will share with his parents and they will not have separate driveways. He stated he will meet all setback requirements for the R-1 district. The septic system will be installed on the north and west side of the property. He will either share the existing well with his parents or have a new well drilled. He also stated he eventually plans to buy his parents house. La Rue stated the lot size is small and can only have one home. La Rue is also concerned about the septic field space if the first system ever fails. It was noted there will be two houses on two separate properties. Member Klein questioned the access to the proposed dwelling. Since he can't add a different access or new driveway, Mr. Sanders stated his driveway will branch off the existing driveway which will be widened. He also stated he may build a shop house similar to the one Austen Stoll built. La Rue stated there is not a code which says he can not. He stated there are several barndominiums in Cedar

County. He also stated the property is zoned A-1 and is currently in compliance with the zoning rules. The lot which Keith Sanders wants to build on has to be rezoned to R-1 to be in compliance. La Rue stated the members have to follow the future land use plan. He also stated that spot zoning has to stop. He stated the Board of Supervisors want a scoring system used according to the Comprehensive Plan.

Zoning Administrator La Rue then went through the scoring plan (LESA) and explained how he figured the points for each category. He stated points were lost due to the CSR rating of 95 points. However, the proposed rezoning site will not take land out of production. Chairperson Yutesler explained the intent of the LESA Plan. Member Klein asked if he was correct that the Comprehensive Plan is a plan and is not something the members are bound to follow but to only make a recommendation. He stated in addition to the guidance the plan provides, don't the members also have to consider people, what they are doing and what they want. La Rue stated this is not the whole decision but is a plan. He also stated that Bruce Barnhart stated the members wanted this plan so they better use it and follow it. Chairperson Yutesler stated it has come up several times that someone wants to break off the homestead and split the property. She stated maybe something like this could be added to the policy and certain guidelines be put in. There are things they might want to re-evaluate. Keith Sanders then asked if the members have to follow it. Member Klein stated they have a plan they know all about and the work the members have put into the plan. He stated that Mr. Sander's request does not require any type of a variance and fits within all the guidelines. He stated it's only a question whether the house should be there or not and is not a decision they should make. He stated he feels the members should move ahead with a decision. Member Klein then made a motion to approve the rezoning request. Schuett seconded the motion. Ayes all. Member Eggert stated although this petition rates at the lower end of the scale, he does believe that people should be able to do something with their own property and stated this is the reason he voted for approval. It was noted that the final decision will be up to the Board of Supervisors. The members then briefly discussed the scoring system. Member Schuett stated he believes the commission has approved rezonings on bare ground in the past. He stated this is something different and he agrees that change comes and there has to be somewhere to follow to start with. La Rue stated another change to come will be with platting under the zoning regulations. He stated that a proposed amendment to the zoning ordinance being considered is to regulate how a farmstead can be split off and restrict further splits to that parcel.

Minutes from the last meeting held on January 16, 2019, were previously sent to the members. Member Kohrt made a motion to approve the minutes as written. Member Schuett seconded the motion. Ayes all.

With no further business to be discussed at this time, Schuett made a motion for adjournment. Kohrt seconded the motion. Ayes all. Meeting adjourned at 7:18 p.m.

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Chairperson  
Jody Yutesler

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Secretary  
Sharon Laucamp

PfZ Commission 4-17-19

P.D. ~~P. H.~~ ~~P. H.~~

Fraser

PP H

Jed Brown

Brett Eggert

David A. Schuett

Sharon Luucamp

5-1-19 Resched. P.H.

P.D. ~~P. H.~~

Kerby

SAH Schuett

Brett Eggert

Cal & Kell

PP H

David A. Schuett

Jed Gentes

Douglas Klim

John Dornfeld

Sharon Luucamp



Tel: 563-886-2248

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

April 19, 2019

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, May 1, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. **This meeting was originally scheduled for April 17, 2019, but was postponed and rescheduled due to the lack of a quorum.**

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

- 1. Keith Sanders, (Contract Buyer) and Scott and Rhonda Sanders, 2168 Washington Avenue, Durant, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single family dwelling on property described as Parcel "A" located in the NW ¼, SW ¼, Section 23, T-79N, R-1W, in Farmington Township, consisting of 1.00 acres more or less.

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



Philip LaRue  
Zoning Administrator



Tel: 563-886-2248

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

Tipton, Iowa 52772

April 5, 2019

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, April 17, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Keith Sanders, (Contract Buyer) and Scott and Rhonda Sanders, 2168 Washington Avenue, Durant, IA (Owners)** – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of constructing a single family dwelling on property described as Parcel "A" located in the NW ¼, SW ¼, Section 23, T-79N, R-1W, in Farmington Township, consisting of 1.00 acres more or less.

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

Philip LaRue  
Zoning Administrator

Copies sent out on 4/8/19 to the following:

1. Keith Sanders – 2168 Washington Ave., Durant, IA 52747 – **Sent regular mail per petitioner's request**
2. Scott & Rhonda Sanders – 2168 Washington Ave., Durant, Iowa 52747
3. Curtis Living Trust – 3808 Ridgewood Dr., Davenport, IA 52807-1507
4. H. E. Fitzer Farms Limited Liability Partnership - % Mary Haila, 2408 Suncrest Dr., Ames, IA 50014

Copy e-mailed to Tipton Conservative on 4/8/19

Copy e-mailed to Wilton/Durant Advocate News on 4/8/19

7 Zoning Commission Members on 4/8/19

Copy e-mailed to Cedar County Engineer on 4/5/19

2 File Copies

1 Copy for Bulletin Board



Tel: 563-886-2248

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

Tipton, Iowa 52772

March 4, 2019

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

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

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

February 6, 2019

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

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

Sincerely,

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

Phil La Rue  
Zoning Administrator

PL:sl

## **LEGAL NOTICE**

The Cedar County Board of Supervisors has been petitioned to conduct a Public Hearing on January 22 and 29, 2019, at 9:00 a.m., in the Board Meeting Room of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Tim & Abigail Keegan, 597 Light Road, Mt. Vernon, IA, (Owners)** - Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential District for the purpose of allowing construction of a single family dwelling on a proposed one (1) lot subdivision, located in the NW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 19, T-82N, R-4W, in Pioneer Township. Said petition is to rezone 1.61 acres of a proposed 14.00 acre tract.

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

Cari Dauber  
Cedar County Auditor

Copies sent out on 1/7/19 to the following:

1. Tim & Abigail Keegan – 597 Light Road, Mount Vernon, IA 52314 – Not sent certified
2. Michael & Ronda Gould – 350 Adams Court, Lisbon, IA 52253
3. Marty W. Johnson Revocable Trust – 332 Hubler Lane, Lisbon, IA 52253
4. Trent McFarland & Jaime Tebo – 359 Adams Court, Lisbon, IA 52253
5. Douglas P. & Brianne Kirk – 338 Hubler Lane, Lisbon, Iowa 52253
6. Loren & Kathryn Hartelt – 362 Adams Court, Lisbon, Iowa 52253
7. Logan Patrick Viktora – 330 Hubler Lane, Lisbon, Iowa 52253
8. Michael R. & Brandy Foster – 78 135<sup>th</sup> Street, Lisbon, Iowa 52253
9. Tyler & Teresa Patterson – 353 Adams Ave., Lisbon, Iowa 52253
10. Daniel Kohl – 300 Hubler Lane, Lisbon, Iowa 52253 *83 135<sup>th</sup> St.*
11. Ryan & Abbe Stensland – 10 138<sup>th</sup> Street, Lisbon, Iowa 52253
12. Ruth Young – c/o FNC Loni Connelley, P.O. Box 542016, Omaha, NE 68154-8016
13. Nicholas & Stephanie Nevins – 102 Grand Ave., Lisbon, Iowa 52253
14. Mitchell Montgomery & Taylor Eaker – 398 Adams Avenue, Lisbon, Iowa 52253
15. Four D Development LLC – 260 33<sup>rd</sup> Ave. S.W., Cedar Rapids, Iowa 52404-4646
16. Tim & Lois Cahill – 354 Adams Court, Lisbon, Iowa 52253

Copy e-mailed to Tipton Conservative on 1/7/19

Copy e-mailed to Mt. Vernon/Lisbon Sun on 1/7/19

Copy e-mailed to Board of Supervisors on 1/7/19

2 File Copies

1 Copy for Bulletin Board

Px 3 Comm. Mtg. 1/16/19

Phil Farone

John Bix

Madonna Key

Joel Brown

Carl & Kath

Sharon Laucamp

Jody Gutierrez

Douglas Klein

## CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

January 16, 2019

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, January 16, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Brown, Klein, Kohrt and Yutesler. Members absent were Dornfeld, Eggert and Schuett.

Chairperson Yutesler called the meeting to order at 6:35 p.m. The members then reviewed the following petition.

1. **Tim and Madonna Rex, 308 Cedar Street, West Branch, IA (Owners), DBA Mad Tim Enterprises, LLC**  
– Requesting a Special Use Permit authorizing the location of a Bed and Breakfast Inn at 212 Broadway Street, West Branch, IA, on property described as Lots 3-7, Block 14, in the SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , Section 30, T-79N, R-4W, Springdale Township, in the unincorporated town of Downey. Said property is currently zoned R-2, Urban Residential District.

Zoning Administrator La Rue informed the members there were no written or verbal objections on file for this petition. He advised them to do their review in accordance with Chapter 8, Section D(2) and Chapter 17.18(2) of the Cedar County Zoning Ordinance in making a recommendation to the Cedar County Board of Adjustment. The letter received from Cedar County Engineer, Rob Fangmann, stated this property is located on gravel routes Broadway St. and Center St. in the unincorporated town of Downey and should have minimal impact on the existing infrastructure. The existing alley will serve as access to the property as illustrated in the petitioner's site plan. The petitioner has an approved onsite parking plan with an agreed provision for overflow parking if necessary. In the event that traffic generated from the business increases the level of dust above those allowed by the Iowa Department of Natural Resources fugitive dust regulations, the petitioner shall apply dust control adjacent to residences affected by the additional traffic as per Cedar County Secondary Road Department Dust Palliative Permit for Dust Control. Administrator La Rue stated that means that the Cedar County Board of Adjustment has the authorization to say the petitioners will agree to put down dust control for the people who are adversely affected.

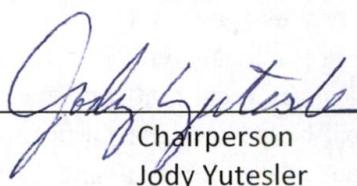
Petitioners Tim and Madonna Rex were both present. Mrs. Rex stated her husband has a family life long history in this area and they have visited with people who went to school in the building. She stated that they are working with the State Historical Society to get the building on the historic registry. Mr. Rex stated this is the last school of this nature left in Cedar County. He also stated the school would have been torn down if they hadn't purchased it. Mrs. Rex stated they stayed at a bed and breakfast in Missouri which was very similar to their plans. Mr. Rex stated their bed and breakfast will provide an alternative to travelers from staying in hotels. He then informed the members they plan on having wine and beer tasting in the basement. Their plan is to bring four or five of the local wines into their facility where they can be sampled in one location. There will also be local craft beers. Mrs. Rex stated they plan on bringing in local music and there will be a recreational area outside. Administrator La Rue stated the R-2 Zoning District does allow for bed and breakfasts.

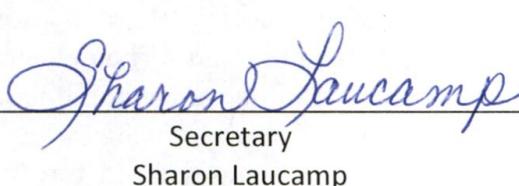
Member Klein questioned state regulations dealing with bed and breakfasts. Administrator La Rue stated they will have to follow regulations of the Iowa Department of Inspections and Appeals pertaining to hotel/motels and food service. Member Klein inquired if it were up to the Commission to police it. La Rue stated it is not but it is up to the Zoning Commission to make a recommendation to the Board of Adjustment. He also stated the Board of Adjustment can rescind a Special Use Permit for violations of state alcoholic beverage laws, hotel/motel regulations, fire code, food service, etc. The Rex's stated they will provide food for the facility's guests only. Member Brown inquired about requirements regarding applying for getting the building put on the historic registry. Mrs. Rex stated the outside of the building must remain the same. She also stated the only thing they will be doing to the outside is taking the fire escape off and a porch will be added on the back. Hallways and stairways will also remain the same. The original windows will be rebuilt. Administrator La Rue stated the Iowa Department of Natural Resources will work with them regarding a public water supply. Mrs. Rex stated they will work with Joe Smith, Smith Well Drilling, on the well. It was noted a new septic system will also be installed. Parking for the facility will be on the east side. Mrs. Rex stated the lots to the south will be utilized for the septic field. Member Brown questioned if they could, at some point, add more rooms. Mrs. Rex stated their maximum guest occupancy is 18 and there will be no additional rooms. Administrator La Rue stated if additional guests come for the wine tasting and beer, the state code does have a chart which provides, based on patrons, how many gallons of water per day will be used. He stated that is the reason they will be working with an engineer for the purpose of obtaining numbers. Mrs. Rex stated they are planning on having bottled water. La Rue then stated the special use requirements under Chapter 17 allows the Board of Adjustment, along with the Zoning Commission, to consider this request with conditions such as ingress and egress, off-street parking, fire protection, economic, noise, dust, etc. It is noted the West Branch Fire Department will provide fire protection. La Rue asked if there will be a cut-off time for bands. Mrs. Rex stated there will be. She stated they currently live in Downey south of the school building. The Rex's stated they have taken classes to prepare them for their plans. Mr. Rex stated there are also tax credits available. It was noted there are other historic buildings in the area such as the old Miller house, Secret Barn, Herbert Hoover and the old Downey Bank.

After a brief discussion, Member Brown made a motion to recommend approval to the Cedar County Board of Adjustment with the stipulation that they follow state and county rules. Member Kohrt seconded the motion. Ayes all.

Minutes from the last meeting held on December 19, 2018, were previously sent to the members. Member Klein made a motion to approve the minutes as written. Member Brown seconded the motion. Ayes all.

With no further business to be discussed at this time, Member Kohrt made a motion to adjourn the meeting. Member Klein seconded the motion. Meeting adjourned at 7:15 p.m.

  
\_\_\_\_\_  
Chairperson  
Jody Yutesler

  
\_\_\_\_\_  
Secretary  
Sharon Laucamp



Tel: 563-886-2248

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

Tipton, Iowa 52772

January 4, 2019

**LEGAL NOTICE**

The Cedar County Planning and Zoning Commission will be conducting a Public Hearing on Wednesday, January 16, 2019, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Tim and Madonna Rex, 308 Cedar Street, West Branch, IA (Owners), DBA Mad Tim Enterprises, LLC** – Requesting a Special Use Permit authorizing the location of a Bed and Breakfast Inn at 212 Broadway Street, West Branch, IA, on property described as Lots 3-7, Block 14, in the SE ¼, SE ¼, Section 30, T-79N, R-4W, Springdale Township, in the unincorporated town of Downey. Said property is currently zoned R-2, Urban Residential District.

At said Public Hearing, any person present, and so wishing, will be given the opportunity to be heard, for or against, said Plan. 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.

Philip LaRue  
Zoning Administrator

Copies sent out on 1/7/19 to the following:

1. Tim & Madonna Rex – 308 Cedar Street, West Branch, IA 52358 – **Certified**
2. Georgia Elliott Rev. Trust - % Andrew Elliott, 247 W. Rochester Ave., Atalissa, IA 52720
3. Curtis & Suzanne Kieffer – 2297 Baker Avenue, West Branch, IA 52358
4. Seth & Amy Godspeed – 310 Cedar Street, West Branch, IA 52358
5. Erin & Jordan Willits – 314 Cedar Street, West Branch, IA 52358
6. Mitchell & Dawn Brandt – 2295 Baker Avenue, West Branch, IA 52358
7. Kathryn Ryan – 212 Broadway St., West Branch, IA 52358
8. John Walsh – 205 Cedar Street, West Branch, IA 52358
9. Kurt Kaeser & Misty Johnson – 211 Dillon Street, West Branch, IA 52358
10. Christopher McCreedy – 204 Dillon Street, West Branch, IA 52358
11. Brenda Kunkel – 316 Broadway St., West Branch, IA 52358
12. Paul & Peggy O’Neil – 2281 Baker Avenue, West Branch, IA 52358
13. Austin & Rachel Richards – 301 Cedar Street, West Branch, IA 52358
14. Jane Simmons – 305 Cedar Street, West Branch, IA 52358
15. James & Ruth Oxley – 250 Buckeye Rd., West Liberty, IA 52776
16. Michelle Walsh – 201 Broadway St., West Branch, IA 52358
17. June Hamer – 209 Broadway St., West Branch, IA 52358
18. Clifford Bell – 310 Front Street, West Branch, IA 52358
19. Jenna Alberhasky – 305 Braodway St., West Branch, IA 52358
20. Mary Lou Brendel & Bruce Hoaglin – 313 Broadway St., West Branch, IA 52358
21. Bobby & Jeanne Stubbs - 319 Broadway Street, West Branch, IA 52358
22. Paul & Sonia Flanagan – 102 Front Street, West Branch, IA 52358
23. Kevin & Tammy Jamieson – 106 Front Street, West Branch, Iowa 52358
24. Judith Spencer & Richard King – 110 Front Street, West Branch, Iowa 52358
25. Mike & Bonnie Klinkkammer – 3418 Twin Lake View Dr. NE, North Liberty, IA 52317-9337
26. Glenn Kinkead – 111 Broadway St., West Branch, IA 52358
27. Kirk & Nancy Schrock – 101 Broadway St., West Branch, IA 52358
28. Kristopher Kober – 1883 Garfield Ave., West Branch, IA 52358
29. Sara Stoppelmoor – 102 Broadway St., West Branch, IA 52358
30. Elizabeth & Rene Gray – 203 Center Street, West Branch, IA 52358
31. Glen & Lyle Waters – 143 Buckeye Rd., West Branch, IA 52358
32. Brandon Oxley – 117 Pheasant Run, West Branch, IA 52358
33. Thomas Cobb – 211 Center Street, West Branch, IA 52358
34. Randy & Rebecca Oaks – 2277 Adams Street, West Branch, IA 52358
35. Bryan & Tamara Oaks – 2287 Broadway St., West Branch, IA 52358

Copy e-mailed to Tipton Conservative on 1/7/19

Copy e-mailed to West Branch Times on 1/7/19

7 Planning & Zoning Commission Members on 1/7/19

Copy e-mailed to Cedar County Engineer on 1/7/19

2 File Copies

1 Copy for Bulletin Board