



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
400 Cedar Street
Tipton, IA 52772
Phone: (563)886-2248
Fax: (563)886-2103
www.cedarcounty.iowa.gov

December 1, 2023

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, December 28, 2023, at 3:00 p.m., in the Small Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Croell Inc , 2010 Kenwood Avenue, PO Box 430, New Hampton (Owner)** - Requesting an amendment to their Special Use Permit for the purpose of expanding their sand and gravel open pit mining operation at 219 210th St., Solon, Iowa into property located in the E ½, NW ¼, NW ¼, and NE ¼, NW ¼, and SE ¼, NW ¼, Section 28, T-81N, R-4W, also described as Lot 1, Netolicky's First Addition, consisting of 74.86 acres m/l, Cass Township. Said property is zoned A-1 Agricultural District.
2. **Wade & Michelle Winekauf, 1502 Jeffery Drive, Tipton (Owners)** -Requesting a variance of 27 feet from the required front yard setback of 50 feet for a proposed 36' x 40' storage shed to be constructed at 921 230th Street, Tipton, Iowa, on property described as Lot E located in the SW ¼, SW ¼, Section 3, T-80N, R-3W, Center West Township, consisting of 5 acres more or less. Said property is currently zoned R-1 Suburban Residential.

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

Notice emailed to Tipton Conservative & West Branch Times 12/01/2023

Emailed to Rob Fangmann, Engineer 12/01/2023

Mailed 12/04/2023 for CROELL to:

All Commission Members

CROELL INC (CERTIFIED)

2010 KENWOOD AVE
PO BOX 430
NEW HAMPTON, IA

JOSEPH NETOLICKY
JOHN & MARY MEGGERS & JANE PIKE
5434 D AVE NW
CEDAR RAPIDS, IA 52405

EMILIE SUCHOMEL
% MARGARET GADE
127 SCOTT DR
WEST BRANCH, IA 52358

LARRY GLICK
190 SOLON RD
SOLON, IA 52333

ROBERT & AMY GLICK
174 SOLON RD
SOLON, IA 52333

Mailed 12/04/2023 for WINEKAUF to:

All Commission Members

WADE & MICHELLE WINEKAUF
1502 JEFFERY DR
TIPTON IA 52772

CHERRIE & DENNIS SPURLIN
930 230TH ST
TIPTON, IA 52772

PHILLIP D HARGRAVE REVOC TRUST
301 CEDAR ST
TIPTON, IA 52772

KELLY WALSH
908 230TH ST
TIPTON, IA 52772

STATE OF IOWA, CEDAR COUNTY, ss:

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

West Branch Times once

To wit on 12-7-23

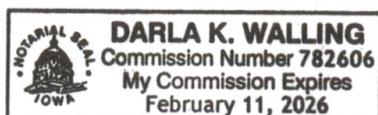
Stuart S. Clark

Subscribed and sworn to before me this 11

Day of Dec A.D. 2023

Darla K. Walling
Notary Public in and for Cedar County, Iowa

Printer's fee \$ 31.11



Legal Notice

December 1, 2023

LEGAL NOTICE

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2. Wade & Michelle Winekauf, 1502 Jeffery Drive, Tipton (Owners) - Requesting a variance of 27 feet from the required front yard setback of 50 feet for a proposed 36' x 40' storage shed to be constructed at 921 230th Street, Tipton, Iowa, on property described as Lot E located in the SW 1/4, SW 1/4, Section 3, T-80N, R-3W, Center West Township, consisting of 5 acres more or less. Said property is currently zoned R-1 Suburban

Residential.

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.

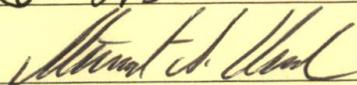
Philip LaRue
Zoning Administrator
WBT 49

STATE OF IOWA, CEDAR COUNTY, ss:

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

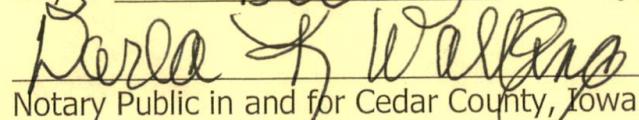
Tipton Conservative and Advertiser Once

To wit on 12-10-23



Subscribed and sworn to before me this 11

Day of Dec A.D. 2023



Darla K. Walling
Notary Public in and for Cedar County, Iowa

Printer's fee \$ 31.11

Legal Notice

December 1, 2023
LEGAL NOTICE

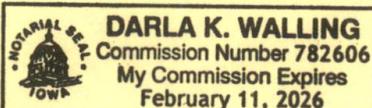
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2. Wade & Michelle Winekauf, 1502 Jeffery Drive, Tipton (Owners) - Requesting a variance of 27 feet from the required front yard setback of 50 feet for a proposed 38' x 40' storage shed to be constructed at 921 230th Street, Tipton, Iowa, on property described as Lot E located in the SW 1/4, SW 1/4, Section 3, T-80N, R-3W, Center West Township, consisting of 5 acres more or less. Said property is currently zoned R-1 Suburban Residential.

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
C 49





OFFICE OF THE CEDAR COUNTY ENGINEER
COURTHOUSE; 400 CEDAR ST.
TIPTON, IOWA 52772-1752
www.cedarcounty.iowa.gov

PHONE: (563) 886-6102

EMAIL: engineer@cedarcounty.iowa.gov

December 5, 2023

Mr. Phil La Rue
Cedar County Zoning Administrator
400 Cedar Street
Tipton, IA 52772

Dear Phil:

You have requested comments on the possible road impacts caused by the proposed petitions to be considered at the Board of Adjustment Public Hearing on **Thursday, December 28, 2023 at 3:00 p.m.** I will address the petition as listed on the legal notice.

1. Croell Inc , 2010 Kenwood Avenue, PO Box 430, New Hampton (Owner) - Requesting an amendment to their Special Use Permit for the purpose of expanding their sand and gravel open pit mining operation at 219 210th St., Solon, Iowa into property located in the E ½, NW ¼, NW ¼, and NE ¼, NW ¼, and SE ¼, NW ¼, Section 28, T-81N, R-4W, also described as Lot 1, Netolicky's First Addition, consisting of 74.86 acres m/l, Cass Township. Said property is zoned A-1 Agricultural District.

This is located on paved route 210th St. (F28) and should have minimal impacts on the existing infrastructure. There is an approved entrance permit on file with my office.

2. Wade & Michelle Winekauf, 1502 Jeffery Drive, Tipton (Owners) -Requesting a variance of 27 feet from the required front yard setback of 50 feet for a proposed 36' x 40' storage shed to be constructed at 921 230th Street, Tipton, Iowa, on property described as Lot E located in the SW ¼, SW ¼, Section 3, T-80N, R-3W, Center West Township, consisting of 5 acres more or less. Said property is currently zoned R-1 Suburban Residential.

This is located on gravel route 230th St. and should have minimal impacts on the existing infrastructure. Due to the topography, drainage characteristics and tree canopy of the property, I am not opposed to the variance request.

If you have any further questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Robert D. Fangmann".

Robert D. Fangmann, P. E.
Cedar County Engineer

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

The Cedar County Board of Adjustment conducted a Public Hearing on December 28, 2023, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were, Randy Pedersen, Chuck Hoy, and Chairperson Laura Twing. The meeting was called to order at 3:00 p.m.

The Board members then considered the following petitions:

1. **Croell Inc , 2010 Kenwood Avenue, PO Box 430, New Hampton (Owner)** - Requesting an amendment to their Special Use Permit for the purpose of expanding their sand and gravel open pit mining operation at 219 210th St., Solon, Iowa into property located in the E ½, NW ¼, NW ¼, and NE ¼, NW ¼, and SE ¼, NW ¼, Section 28, T-81N, R-4W, also described as Lot 1, Netolicky's First Addition, consisting of 74.86 acres m/l, Cass Township. Said property is zoned A-1 Agricultural District.

La Rue asked the Board to their review in accordance with Chapter 17.18(2) of Cedar County Zoning Ordinance No. 10. Letter from Cedar County Engineer, Rob Fangman, gravel road, minimal impacts to infrastructure, approved entrance permit on file. Twing questioned if any new driveways. Bill Croell, one of Croell Inc.'s owner advised no new driveways. He shared that they started the sand pit about 14 years ago. Reference diagram that was provided to the board as to the sand pit location. He also shared that there will be no more sand going out than there is today, he just purchased another area they need/want to expand into a few years ago so they are going further back into the property. Shared he is meeting regulations and gets verification from an unbiased party. Croell shared the overburden will not reach the river and is not a problem. He advised they sell some of it and rest of it they use for site reclamation. All black dirt is saved so that they have if the site is ever unusable. Corp of Engineers and Iowa DNR have been contacted by Croell, La Rue advised they must sign off on things before he is able to issue Cedar County's permit. They advised they are aware and working on. Twing asked how soon they would be done with the site. Croell advised many years and not in his lifetime. Twing asked would it be sand only mined from this expanded area. Croell advised it would remain sand only being extracted from this area. Hoy made a motion to approve, subject to DNR and Corps of Engineers approval. Pedersen seconded the motion. Ayes: All. Motion to recommend approval of the Special Use Permit with annual review carried.

1. **Wade & Michelle Winekauf, 1502 Jeffery Drive, Tipton (Owners)** –Requesting a variance of 27 feet from the required front yard setback of 50 feet for a proposed 36' x 40' storage shed to be constructed at 921 230th Street, Tipton, Iowa, on property described as Lot E located in the SW ¼, SW ¼, Section 3, T-80N, R-3W, Center West Township, consisting of 5 acres more or less. Said property is currently zoned R-1 Suburban Residential.

ZA La Rue advised no written or verbal objections on file and that they should do their review in accordance with Chapter 17.18(3) of Cedar County Zoning Ordinance No. 10. Letter on file from Engineer Fangman site is located on a gravel route, dead end road, anticipates minimal impacts with this project. Due to topography, tree canopy, etc. he is not opposed to the request for variance.

La Rue advised in this case the elevation of the property is much higher than the road. Twing asked if there were other lots near Winekaufs that were occupied. Wade Winekauf advised that it is split into three five acre parcels by a prior owner. They thought the whole property was ag. Shelley Winekauf explained it is all wooded. Twing questioned if other homes are intended. W. Winekauf advised not other homes planned. Cherrie and Dennis Spurlin were present and explained they are present because they live across the road and are responsible for maintaining the road. C. Spurlin wanted to confirm that ZA La Rue said there would be no road impacts. La Rue advised what they are proposing to do should not change that but to remember that roads are impacted very much by weather in Iowa. Spurlins say the county refuses to maintain the road and that there is a lot of traffic coming down their road not knowing the road ends. C. Spurlin wanted it noted that if water run off or the embankment starts breaking free from the weight of this building who will be responsible. La Rue advised that if something happened it would be the responsibility of Winekaufs or the county would do the work and bill them. He added that will have to watch for erosion, but one of good things is much more sun on the roadway. Winekaufs advised they have talked with the Cedar County Engineer, DNR and the NRCS about making sure they seed down the area with natural grasses and flowers. They were also working to plant more trees to recover from. Mr. Spurlin said it is already changing the dynamic of the road and pulling up the driveway toward their house. La Rue advised they work together and with the Cedar County Engineer to ensure the road is in good condition. S. Winekauf advised they have already contacted the Cedar County Engineer and opened an account with Wendling Quarries, they are just waiting for the county to bring and apply the rock for them. La Rue asked why Winekaufs could not build it NW where they had done all that work for the driveway and cut into the bank on the edge of the lot, north of the well and put it back there. W. Winekauf explained there is a lot of buried debris, and it really is the only and best place for the building. Pedersen made a motion that the variance be granted and special attention be paid to the erosion and road. Hoy seconded the motion. Ayes: All.

Approval of minutes from the last meeting held on October 26, 2023, will be suspended until the next scheduled meeting.

No additional business. Twing declared the meeting adjourned. Meeting adjourned at 3:32 PM.



Chairperson, Laura Twing



Secretary, Janelle Axline



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November 3, 2023

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, November 16, 2023, at 3:00 p.m., in the Small Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. **Croell Inc , 2010 Kenwood Avenue, PO Box 430, New Hampton (Owner)** - Requesting an amendment to their Special Use Permit for the purpose of expanding their sand and gravel open pit mining operation at 219 210th St., Solon, Iowa into property located in the E ½, NW ¼, NW ¼, and NE ¼, NW ¼, and SE ¼, NW ¼, Section 28, T-81N, R-4W, also described as Lot 1, Netolicky's First Addition, consisting of 74.86 acres m/l, Cass Township. Said property is zoned A-1 Agricultural District.

At said Public Hearing, any person present, and so willing, shall have the opportunity to be heard, for or against, said petition. The Cedar County Zoning Administrator prior to the hearing shall furnish the public with the Cedar County Zoning Ordinance and a copy of the petition, and furnish the public with the opportunity to be heard, for or against, said petition. The Cedar County Zoning Administrator prior to the hearing shall furnish the public with the Cedar County Zoning Ordinance and a copy of the petition, and furnish the public with the opportunity to be heard, for or against, said petition.



Philip LaRue
Zoning Administrator

NO QUORUM
TO BE RESCHEDULED

STATE OF IOWA, CEDAR COUNTY, ss:

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

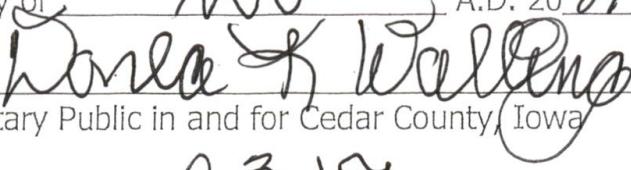
West Branch Times once

To wit on 11-9-23



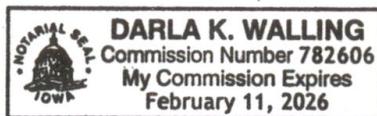
Subscribed and sworn to before me this 13

Day of Nov A.D. 2023



Notary Public in and for Cedar County, Iowa

Printer's fee \$ 23.17



Legal Notice

November 3, 2023

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Philip LaRue
Zoning Administrator
WBT 45

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Tipton Conservative and Advertiser Once

To wit on 11-8-23

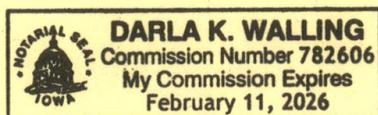
Stuart S. Clark

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Darla K. Walling
Notary Public in and for Cedar County, Iowa

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Philip LaRue
Zoning Administrator
C 45

Notice emailed to Tipton Conservative & West Branch Times 11/03/2023

Emailed to Rob Fangmann, Engineer 11/04/2023

Mailed 11/08/2023 to:

All Commission Members

CROELL INC (CERTIFIED)

2010 KENWOOD AVE
PO BOX 430
NEW HAMPTON, IA

JOSEPH NETOLICKY
JOHN & MARY MEGGERS & JANE PIKE
5434 D AVE NW
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% MARGARET GADE
127 SCOTT DR
WEST BRANCH, IA 52358

LARRY GLICK
190 SOLON RD
SOLON, IA 52333

ROBERT & AMY GLICK
174 SOLON RD
SOLON, IA 52333



OFFICE OF THE CEDAR COUNTY ENGINEER
COURTHOUSE; 400 CEDAR ST.
TIPTON, IOWA 52772-1752
www.cedarcounty.iowa.gov

PHONE: (563) 886-6102

EMAIL: engineer@cedarcounty.iowa.gov

November 6, 2023

Mr. Phil La Rue
Cedar County Zoning Administrator
400 Cedar Street
Tipton, IA 52772

Dear Phil:

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This is located on paved route 210th St. (F28) and should have minimal impacts on the existing infrastructure. There is an approved entrance permit on file with my office.

If you have any further questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Robert D. Fangmann".

Robert D. Fangmann, P. E.
Cedar County Engineer

Janelle Axline

From: Sheila Budelier <sbudelier11@gmail.com>
Sent: Monday, October 16, 2023 12:49 PM
To: Janelle Axline
Subject: Zoning Board of Adjustment

Hello,

I received the packet for our next meeting. I am not able to attend this meeting. After thinking about it, I would like to resign from the board for a few years. I know my term ends on 12/31/24, however, I am expecting another baby and have been busier than ever. I am so sorry that I am leaving the board a member down.

-Sheila Budelier



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October 5, 2023

LEGAL NOTICE

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

- 1. Concordia Wireless Inc., as Agent to The Towers, LLC aka Vertical Bridge VBTS, LLC, 361 Randy Road, Suite 101, Carol Stream, IL60188 (Agent), Commnet Cellular Inc. dba Verizon Wireless, (Owner)-** Requesting approval of a Special Use Permit authorizing the location of a public utility telecommunications tower on property located in the SE ¼, SW ¼, NE ¼, Section 33, T-79N, R-1W, in Farmington Township. Said property is zoned A-1 Agricultural District.
- 2. Gerald Dean Hubler, 1051 Garfield Avenue, Tipton, IA 52772 (Owner) -** Requesting a Home Industry Permit for the purpose of operating an auto body collision & painting service business on property located in the SE ¼, NE ¼, Section 25, T-81N, R-4W, in Cass Township, consisting of 5.926 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.

Philip LaRue
Zoning Administrator

Board of Adjustment Notices

MAILED 10/10/2023 FOR HUBLER NOTICE:

GERALD DEAN & ROXANNE HUBLER (REQUESTED TO NOT HAVE SENT CERTIFIED)
1051 GARFIELD AVE
TIPTON, IA 52772-9278 USA

JANIS MEIER
2201 18TH AVE
DEWITT IA 52742-1006

SANDRA J PENNINGTON REVOCABLE TRUST
C/O KYLA BURNETT
1123 STONY AVE
BENNETT IA 52721-9663

HERTZ FARM MGMT (HORNFIELD IOWA FARMS ASSOC)
PO BOX 500
NEVADA, IA 50201

RAUSENBERGER FARMS LLC
625 BREEZY POINT DR
PO BOX 621
CLINTON, IA 52732

MAILED 10/10/2023 FOR CONCORDIA NOTICE:

CONCORDIA WIRELESS (CERTIFIED)
ATTN: OWEN NASON
361 RANDY RD. SUITE 101
CAROL STREAM IL 60188

H.E. FITZER FARMS LLC
C/O MARY HAILA
2408 SUNCREST DR
AMES, IA 50014

JEFFREY A GRAVES REVOCABLE TRUST
PO BOX 70
DURANT, IA 52747

MARK & CHERYL KROEGER
2155 HWY 927
WILTON, IA 52778

ALL BOA MEMBERS

POSTED TO WEBSITE / EMAILED TIPTON CONSERVATIVE 10/06/2023

HAND DELIVERED TO ROB FANGMANN, CEDAR COUNTY ENGINEER

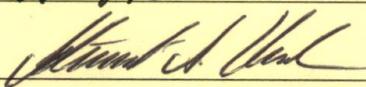
PLACED IN MAILBOX AND EMAILED EMA (CONCORDIA ONLY)

STATE OF IOWA, CEDAR COUNTY, ss:

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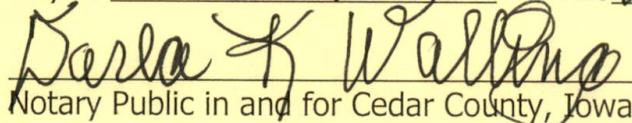
Tipton Conservative and Advertiser Once

To wit on 10-11-23



Subscribed and sworn to before me this 16

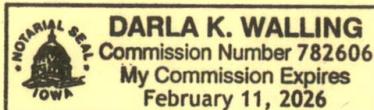
Day of Oct A.D. 2023



Darla K. Walling

Notary Public in and for Cedar County, Iowa

Printer's fee \$ 25.82



OCTOBER 11, 2023

Legal Notice

October 5, 2023

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, October 26, 2023, at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

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

1. Concordia Wireless Inc., as Agent to The Towers, LLC aka Vertical Bridge VBTS, LLC, 361 Randy Road, Suite 101, Carol Stream, IL60188 (Agent), Commnet Cellular Inc. dba Verizon Wireless, (Owner)- Requesting approval of a Special Use Permit authorizing the location of a public utility telecommunications tower on property located in the SE 1/4, SW 1/4, NE 1/4, Section 33, T-79N, R-1W, in Farmington Township. Said property is zoned A-1 Agricultural District.

1. Gerald Dean Hubler, 1051 Garfield Avenue, Tipton, IA 52772 (Owner) - Requesting a Home Industry Permit for the purpose of operating an auto body collision & painting service business on property located in the SE 1/4, NE 1/4, Section 25, T-81N, R-4W, in Cass Township, consisting of 5.926 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.

Philip LaRue
Zoning Administrator
C 41



OFFICE OF THE CEDAR COUNTY ENGINEER

COURTHOUSE; 400 CEDAR ST.

TIPTON, IOWA 52772-1752

www.cedarcounty.iowa.gov

PHONE: (563) 886-6102

EMAIL: engineer@cedarcounty.iowa.gov

October 11, 2023

Mr. Phil La Rue
Cedar County Zoning Administrator
400 Cedar Street
Tipton, IA 52772

Dear Phil:

You have requested comments on the possible road impacts caused by the proposed petitions to be considered at the Board of Adjustment Public Hearing on **Thursday, October 26, 2023 at 3:00 p.m.** I will address the petition as listed on the legal notice.

1. **Concordia Wireless Inc., as Agent to The Towers, LLC aka Vertical Bridge VBTS, LLC, 361 Randy Road, Suite 101, Carol Stream, IL60188 (Agent), Commnet Cellular Inc. dba Verizon Wireless, (Owner)-**
Requesting approval of a Special Use Permit authorizing the location of a public utility telecommunications tower on property located in the SE ¼, SW ¼, NE ¼, Section 33, T-79N, R-1W, in Farmington Township. Said property is zoned A-1 Agricultural District.

This is located on gravel route Vermont Avenue and should have minimal impacts on the existing infrastructure. There is an approved entrance permit on file with my office.

2. **Gerald Dean Hubler, 1051 Garfield Avenue, Tipton, IA 52772 (Owner) -** Requesting a Home Industry Permit for the purpose of operating an auto body collision & painting service business on property located in the SE ¼, NE ¼, Section 25, T-81N, R-4W, in Cass Township, consisting of 5.926 acres more or less. Said property is currently zoned A-1 Agricultural District.

This is located on paved route Garfield Ave (X40) and should have minimal impacts on the existing infrastructure. The existing entrance has sufficient sight distance to serve the proposed business. At no time shall there be any parking along the highway or within the county right of way.

If you have any further questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Robert D. Fangmann".

Robert D. Fangmann, P. E.
Cedar County Engineer

CEDAR COUNTY PLANNING AND ZONING PUBLIC HEARING

October 18, 2023 – 6:30 P.M.

Janelle Axline
JD Wren
Joel Brown
Josh C.
Eric Morn
Andy
Jed Yntel

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

Thursday, October 26, 2023

The Cedar County Board of Adjustment conducted a Public Hearing on October 26, 2023, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were, Randy Pedersen, Chuck Hoy, and Chairperson Laura Twing. The meeting was called to order at 3:01 p.m.

The Board members then considered the following petitions:

1. **Concordia Wireless Inc., as Agent to The Towers, LLC aka Vertical Bridge VBTS, LLC, 361 Randy Road, Suite 101, Carol Stream, IL60188 (Agent), Commnet Cellular Inc. dba Verizon Wireless, (Owner)-** Requesting approval of a Special Use Permit authorizing the location of a public utility telecommunications tower on property located in the SE ¼, SW ¼, NE ¼, Section 33, T-79N, R-1W, in Farmington Township. Said property is zoned A-1 Agricultural District.

Chairperson Twing addressed Cedar County Engineer Rob Fangmann for any comments regarding the petition. He said he did not have any major concerns. There was one issue that Concordia Wireless had already addressed regarding a discrepancy between what was on the driveway permit, what the landowner wanted and what the plan documents from Concordia had shown, but it has all been resolved to his satisfaction after working with all parties. Zoning Administrator La Rue advised the Board that the Planning & Zoning Commission had completed their review and did recommend approval of the Special Use Permit subject to Cedar County Ordinance No. 30 and Chapter 17.18(2) of Cedar County Zoning Ordinance No. 10 provided documents are corrected with the assigned 911 address and subject to annual review and that is appears to meet requirements of said ordinances. Twing questioned Eric Mangan with Concordia Wireless who was present if it was a standard tower. He advised it is 190 feet with the lightening rod, self-supported tower and explained the different between self-supported and guyed wire towers. Twing also questioned if there is any information on towers of this sort that have collapsed, hypothetically. Mangan advised that is not foreseen to happen, but they are designed to collapse on themselves, have structural breakpoints and this tower is in a very remote area. There is nothing but fields surrounding it for a significant distance. Tower has the ability to house 3 carriers and room for city and county public safety if ever needed at a lower height. Mangan added it would be up to Vertical Bridge to look for that business, but they usually do not have to look far. Mangan gave a brief overview of what their company does for their clients, and the cell phone carriers. All service is 5G. Pedersen asked max tower height for self-support. Mangan advised they max out at 265 feet. When over 200 fee FAA must be involved. There is natural lift in the geography, so those heights are not needed for this tower. Chris Burnett, a member of the public was present for the hearing and asked what the tower life was. Lease is for 50 years, and it is expected to last that long as no natural disasters cause it to go down. At the end of the 50 years, if the lease is renewed it would be freshened up and used another 50 years. It is believed they can last 100 years or more with proper care and maintenance. La Rue advised what changes to the tower and tower site do and do not require a permit. Hoy made a motion that the Special Use Permit, subject to Annual Review. Pedersen seconded the motion. Ayes: All. Motion to recommend approval of the Special Use Permit with annual review carried.

2. **Gerald Dean Hubler, 1051 Garfield Avenue, Tipton, IA 52772 (Owner) -** Requesting a Home Industry Permit for the purpose of operating an auto body collision & painting service business on property located in the SE ¼, NE ¼, Section 25, T-81N, R-4W, in Cass Township, consisting of 5.926 acres more or less. Said property is currently zoned A-1 Agricultural District.

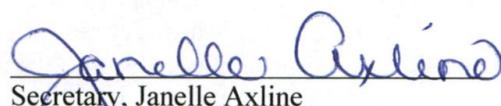
ZA La Rue advised no written or verbal objections on file and that they should do their review in accordance with Chapter 15 of Cedar County Zoning Ordinance 10 and due to the square footage of the sign being larger than 32 square feet and being closer than 50 feet from the road right of way to also consider a variance using Section 17.18 (3) of the Zoning Ordinance. Twing questioned Hubler if the sign had been installed already. He advised it had been. Twing questioned members of the public who were present if they wished to weigh in on the petition. They did not have anything they would like to say. Hubler advised DNR and Department of Ag guidelines would and are being followed with regards to waste, oils and paints. Hubler added that he recently added a paint booth at the location, and it is all filtered where it goes out the stack and paint is mixed in a mixing room that has a seal at the bottom of the door in the event of a paint spill is contained in said room. Explosion proof paint room. No employees, his son helps him on occasion. Twing asked if he had been doing for some time at this location or another location. Hubler advised that prior he had done at his house in Buchanan, when they moved this location he would do in the winters when he was laid off from his full time construction job and it was a hobby. He now does it full time from this location. Pedersen shared that this was a quality business and had personal experience doing business with Hubler. La Rue advised there is a letter on file from the County Engineer, Rob Fangmann that advises it is on a paved road with minimal impacts, no parking in or along the road. Twing asked Fangmann who was present if he had any other comments. Fangmann stated that the paved roads have a lot more road right of way than a non-paved road so that would have forced the sign even further back. He has no problems with its placement. Roxanne Hubler was present and explained that the photos she provided where she stops when she pulls out on the highway and it is clear that there is no obstruction from either direction when turning out onto the highway. Hoy made a motion that the Special Use Permit, subject to Annual Review and grant him the variance for placement and size of his existing sign. Pedersen seconded the motion. Ayes: All. Motion to recommend approval of the Special Use Permit with annual review carried.

Minutes from the last meeting held on June 29, 2023, were previously sent to the members. Pedersen made a motion to approve the minutes as presented. Hoy seconded. Ayes: All. Motion passed.

No additional business. Twing declared the meeting adjourned. Meeting adjourned at 3:32 PM.



Chairperson, Laura Twing



Secretary, Janelle Axline



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
400 Cedar Street
Tipton, IA 52772
Phone: (563)886-2248
Fax: (563)886-2103
www.cedarcounty.iowa.gov

July 18, 2023

TO: ALL 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 filed. However, we are looking for your feedback regarding changes the Board of Supervisors are requesting for the Wind Ordinance. Please e-mail or call with any feedback or questions by July 28, 2023.

Sincerely,

Phil La Rue
Zoning Administrator

PDL/bja
enclosure

* Amendments are in red.



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
400 Cedar Street
Tipton, IA 52772
Phone: (563)886-2248
Fax: (563)886-2103
www.cedarcounty.iowa.gov

May 5, 2023

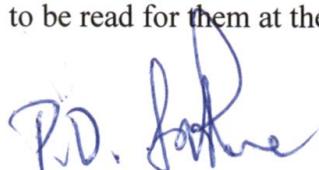
LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, May 25, 2022, 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. **West Branch & Tipton Roofing, 327 E College Street, PO Box 100, West Branch, Iowa (Owner)**- Requesting a variance of 15 feet from the required front yard setback of 50 feet, a variance of 10 feet from the required side yard setback of 20 feet, and a variance of 20 feet from the required rear yard setback of 40 feet for a proposed new office and storage facility for vehicles and equipment for their roofing business to be constructed at 609 Leonard Lane, West Branch, Iowa, on property described as Lot 6 of Lot 4 Slach's Commerical Subdivision located in the NE ¼, SE ¼, Section 7, T-79N, R-4W, Springdale Township, consisting of .52 acres more or less. Said property is currently zoned C-2 Highway Commercial.

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 La Rue
Zoning Administrator

Emailed to Tipton Conservative on 05/08/2023

Emailed to Rob Fangmann, Engineer
05/09/2022

Mailed 05/09/23 and 05/10/23:

All Zoning Commission Members

West Branch & Tipton Roofing (certified)
327 E College St
West Branch IA 52358

HERTZ FARM MANAGEMENT
415 S 11TH ST
PO BOX 500
NEVADA, IA 50201-0500 USA

DARRALL & NIKI BRICK
170 290TH ST
WEST BRANCH IA 52358-8572

DALE E LYNCH REVOCABLE TRUST
1967 BAKER AVE
WEST BRANCH IA 52358-8666

COLE KG WEST BRANCH IA LLC
BRANDT JAMES J KUM & GO LC
1459 GRAND AVE
ATTN: PROPERTY MANAGER
DES MOINES IA 50309

RUMMELLS FARMS INC
C/O HERTZ FARM MANAGEMENT
PO BOX 500
NEVADA IA 50201-0500

Moen Monica
404 E College St #1307
Iowa City IA 52240-1859

GARY & JANLYN SLACH
200 RIDGE VIEW DR
WEST BRANCH IA 52358-8001

NORMAN & ANNABELL ALBIN
215 THOMAS DRIVE
WEST BRANCH IA 52358-9606

MCDONALDS REAL ESTATE COMPANY
ONE MCDONALDS PLAZA
PO BOX 182571
COLUMBUS OH 43218-2571

CASEYS MARKETING COMPANY
PO BOX 54288
LEXINGTON KY 40555

SHANNON KAPINSKI
571 OCEAN AVE
CLARENCE IA 52216-9339

STATE OF IOWA, CEDAR COUNTY, ss:

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

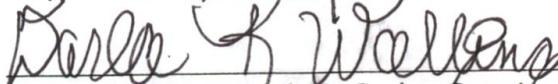
West Branch Times ONCE

To wit on 5-11-23



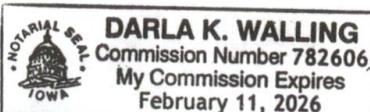
Subscribed and sworn to before me this 16

Day of May A.D. 2023



Notary Public in and for Cedar County, Iowa

Printer's fee \$ 216.28



Legal Notice

May 5, 2023

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, May 25, 2022, 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. West Branch & Tipton Roofing, 327 E College Street, PO Box 100, West Branch, Iowa (Owner) Requesting a variance of 15 feet from the required front yard setback of 50 feet, a variance of 10 feet from the required side yard setback of 20 feet, and a variance of 20 feet from the required rear yard setback of 40 feet for a proposed new office and storage facility for vehicles and equipment for their roofing business to be constructed at 609 Leonard Lane, West Branch, Iowa, on property described as Lot 6 of Lot 4 Slach's Commercial Subdivision located in the NE ¼, SE ¼, Section 7, T-79N, R-4W, Springdale Township, consisting of .52 acres more or less. Said property is currently zoned C-2 Highway Commercial.

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 La Rue
Zoning Administrator
WBT 19



OFFICE OF THE CEDAR COUNTY ENGINEER
COURTHOUSE; 400 CEDAR ST.
TIPTON, IOWA 52772-1752
www.cedarcounty.iowa.gov

PHONE: (563) 886-6102

EMAIL: engineer@cedarcounty.iowa.gov

May 9, 2023

Mr. Phil La Rue
Cedar County Zoning Administrator
400 Cedar Street
Tipton, IA 52772

Dear Phil:

You have requested comments on the possible road impacts caused by the proposed petitions to be considered at the Board of Adjustment Public Hearing on **Thursday, May 25, 2023 at 3:00 p.m.** I will address the petition as listed on the legal notice.

1. **West Branch & Tipton Roofing, 327 E College Street, PO Box 100, West Branch, Iowa (Owner)**- Requesting a variance of 15 feet from the required front yard setback of 50 feet, a variance of 10 feet from the required side yard setback of 20 feet, and a variance of 20 feet from the required rear yard setback of 40 feet for a proposed new office and storage facility for vehicles and equipment for their roofing business to be constructed at 609 Leonard Lane, West Branch, Iowa, on property described as Lot 6 of Lot 4 Slach's Commerical Subdivision located in the NE ¼, SE ¼, Section 7, T-79N, R-4W, Springdale Township, consisting of .52 acres more or less. Said property is currently zoned C-2 Highway Commercial.

This is located on gravel route Leonard Lane. This is located within a private subdivision. Therefore, I do not have jurisdiction of the interior streets.

If you have any further questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Robert D. Fangmann".

Robert D. Fangmann, P. E.
Cedar County Engineer

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

Thursday, June 29, 2023

The Cedar County Board of Adjustment conducted a Public Hearing on June 29, 2023, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were Sheila Budelier, Randy Pedersen, Chuck Hoy, and Chairperson Laura Twing. The meeting was called to order at 3:02 p.m.

The Board members then considered the following petitions:

1. **West Branch & Tipton Roofing, 327 E College Street, PO Box 100, West Branch, Iowa (Owner)**- Requesting a variance of 15 feet from the required front yard setback of 50 feet, a variance of 10 feet from the required side yard setback of 20 feet, and a variance of 20 feet from the required rear yard setback of 40 feet for a proposed new office and storage facility for vehicles and equipment for their roofing business to be constructed at 609 Leonard Lane, West Branch, Iowa, on property described as Lot 6 of Lot 4 Slach's Commercial Subdivision located in the NE ¼, SE ¼, Section 7, T-79N, R-4W, Springdale Township, consisting of .52 acres more or less. Said property is currently zoned C-2 Highway Commercial.

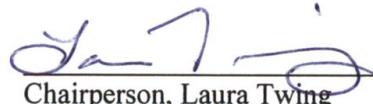
Zoning Administrator La Rue advised there are no written or verbal objections on file, and he asked members to review according to Chapter 17.18(3) of Cedar County Zoning Ordinance No. 10. He advised Norman Albin had shared his concerns with practices of "Mr. Clark" in the past filling in drainage way and Albin having to take the water. It was not an official meeting due to the absence of Rushton, and Albin is not present today. Phil Rushton with West Branch & Tipton Roofing was present. He advised that they are matching the building that is on the lot next door that they also own. He explained that the businesses other building on the other side of town in West Branch had burned down. The other building that they currently rent is being torn down and turning into a housing development, so they are looking to build. Twing asked if they own the building to the north and the South. He explained that he owned the building to the south under another entity and the new building would be going to the north he would own as well. ZA La Rue advised that in 1997 and 1997 the Board of Adjustment did grant a request for a front yard variance on the neighboring lot because it matched neighboring lots buildings. In the 1996 petition they did not grant the request for a zero rear yard and 2 foot side yard. Rushton advised he is staying two feet off the utility easement that is on the lot. Wayne Lynch will do his septic and Larry Lynch will do drainage work. La Rue advised Mr. Rushton that his neighbor Daryl Brick may be reaching out to solve some of the road issues they have experienced over the years. Budelier asked about the storm water being tied together for both properties, wondering if it should stay separate. She had concerns of needing easement to maintain etc. La Rue explained the runoff or storm water cannot mix with septic and there were details to still be worked out, but should not be of concern for the storm water for both properties to be together.

Hoy made a motion to approve all variance requests, provided Rushton does not encroach on the utility easement on the south side of the lot. Pedersen seconded. Ayes: All. No further discussion. Motion passed.

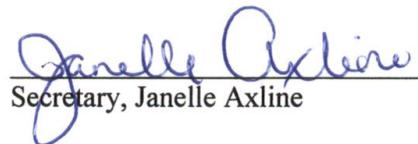
Minutes from the last meeting held on February 23, 2023, were previously sent to the members. Budelier made a motion to approve the minutes as presented. Pedersen seconded. Ayes: All. Motion passed.

General discussion about US-SES Ordinance CWECS occurred. Discussed the Acciona wind turbine that had caught fire and clean up protocol/replacement.

No additional business. Twing declared the meeting adjourned. Meeting adjourned at 3:33 PM.



Chairperson, Laura Twing



Secretary, Janelle Axline



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
400 Cedar Street
Tipton, IA 52772
Phone: (563)886-2248
Fax: (563)886-2103
www.cedarcounty.iowa.gov

April 10, 2023

TO: ALL 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 filed.

I have enclosed a copy of the final draft of the proposed US-SES Ordinance that will receive public input at the April 19, 2023, 6:30 P.M., Zoning Commission Public Hearing. We implemented minor changes to several areas of the proposed ordinance and significant additions to the decommissioning and bond sections. Since you will be the Board that will be utilizing this ordinance in the future, I welcome your feedback prior April 19th, or look forward to your attendance at the meeting.

Please do not hesitate to call should you have any questions.

Sincerely,

Phil La Rue
Zoning Administrator

PDL/bja



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
400 Cedar Street
Tipton, IA 52772
Phone: (563)886-2248
Fax: (563)886-2103
www.cedarcounty.iowa.gov

March 7, 2023

TO: ALL CEDAR COUNTY BOARD OF ADJUSTMENT MEMBERS

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

Sincerely,

Phil La Rue
Zoning Administrator

PDL/bja



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
400 Cedar Street
Tipton, IA 52772
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www.cedarcounty.iowa.gov

February 3, 2023

LEGAL NOTICE

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, February 23, 2023 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. **Joanie Humphrey, 733 Garfield Road, West Branch, Iowa (Owner)**, Requesting a Home Occupation Permit for the purpose of operating a hair and nail salon in her home on property described as the NE ¼, NW ¼, Section 29, T-80N, R-3W, Iowa Township.

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 La Rue
Zoning Administrator

Emailed to Tipton Conservative and WB Times 02/03/2023

Emailed to Rob Fangmann on 02/08/2023

Mailed 02/06/2023 to:

Joanie Humphrey (non certified per her request)
733 Garfield Rd
West Branch IA 52358

Robert & Sharon Crawford
737 Garfield Rd
West Branch IA 52358

All BOA Members

STATE OF IOWA, CEDAR COUNTY, ss:

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

Tipton Conservative and Advertiser ONCE

To wit on 21-8-23

Stuart S. Clark

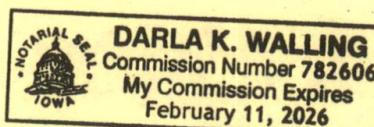
Subscribed and sworn to before me this 13

Day of Feb A.D. 2023

Darla K. Walling

Notary Public in and for Cedar County, Iowa

Printer's fee \$ 17.31



THE TIPTON CONSERVATIVE 9

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

1. Joanie Humphrey, 733 Garfield Road, West Branch, Iowa (Owner), Requesting a Home Occupation Permit for the purpose of operating a hair and nail salon in her home on property described as the NE 1/4, NW 1/4, Section 29, T-80N, R-3W, Iowa Township.

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 La Rue Zoning Administrator
C 8

Legal Notice

February 3, 2023

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, February 23, 2023 at 3:00 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa.

STATE OF IOWA, CEDAR COUNTY, ss:

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

West Branch Times once

To wit on 2-9-23

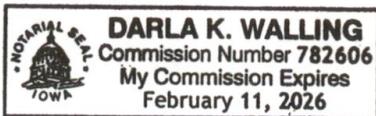
Stuart S. Clark

Subscribed and sworn to before me this 13

Day of Feb, A.D. 2023

Darla K. Walling
Notary Public in and for Cedar County, Iowa

Printer's fee \$ 17.31



Legal Notice

February 3, 2023

The Cedar County Board of Adjustment has been petitioned to conduct a Public Hearing on Thursday, February 23, 2023 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. Joanie Humphrey, 733 Garfield Road, West Branch, Iowa (Owner), Requesting a Home Occupation Permit for the purpose of operating a hair and nail salon in her home on property described as the NE 1/4, NW 1/4, Section 29, T-80N, R-3W, Iowa Township.

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 La Rue Zoning Administrator
WBT 8



OFFICE OF THE CEDAR COUNTY ENGINEER
COURTHOUSE; 400 CEDAR ST.
TIPTON, IOWA 52772-1752
www.cedarcounty.iowa.gov

PHONE: (563) 886-6102

EMAIL: engineer@cedarcounty.iowa.gov

February 9, 2023

Mr. Phil La Rue
Cedar County Zoning Administrator
400 Cedar Street
Tipton, IA 52772

Dear Phil:

You have requested comments on the possible road impacts caused by the proposed petitions to be considered at the Board of Adjustment Public Hearing on **Thursday, February 23, 2023 at 3:00 p.m.** I will address the petition as listed on the legal notice.

1. **Joanie Humphrey, 733 Garfield Road, West Branch, Iowa (Owner), Requesting a Home Occupation Permit for the purpose of operating a hair and nail salon in her home on property described as the NE ¼, NW ¼, Section 29, T-80N, R-3W, Iowa Township.**

This is located on gravel route Garfield Road and should have minimal impact on the existing infrastructure. In the event that traffic generated from the business increases the level of dust above that allowed by the Iowa Department of Natural Resources fugitive dust regulations, the business owner shall apply dust control adjacent to existing residences and the 400 feet approaching the intersection of Garfield Ave. as per Cedar County Secondary Road Department Dust Palliative Permit for Dust Control.

If you have any further questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Robert D. Fangmann".

Robert D. Fangmann, P. E.
Cedar County Engineer

CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES

February 23, 2023

The Cedar County Board of Adjustment conducted a Public Hearing on February 23, 2023, in the Large Meeting Room of the Courthouse, Tipton, Iowa. Members present were Sheila Budelier, Randy Pedersen, Chuck Hoy, and Chairperson Laura Twing. The meeting was called to order at 3:02 p.m.

The Board members then considered the following petitions:

1. **Joanie Humphrey, 733 Garfield Road, West Branch, Iowa (Owner)**, Requesting a Home Occupation Permit for the purpose of operating a hair and nail salon in her home on property described as the NE ¼, NW ¼, Section 29, T-80N, R-3W, Iowa Township.

Zoning Administrator La Rue advised there are no written or verbal objections on file, and he asked members to review according to Chapter 15 of Cedar County Zoning Ordinance No. 10. One letter of support from Bob and Sharon Crawford. Letter on file from Cedar County Engineer, Rob Fangmann, located on a gravel route and will have minimal impacts on existing infrastructure. In the event that the business produces excess dust, the business owner shall apply dust control in order to be compliant with Iowa DNR fugitive dust control guidelines. Budelier questioned if they had built the home with plans to eventually have a salon there. She said they had, but she had waited several years. She has not plans to have a sign because she will not be seeking out new clients, only continuing to serve her existing clients.

Hoy made a motion to approve the Home Occupation permit for a hair and nail salon with yearly review. Budelier seconded. Ayes: All. No further discussion. Motion passed.

Minutes from the last meeting held on November 17, 2022, were previously sent to the members. Budelier made a motion to approve the minutes as presented. Hoy seconded. Ayes: All. Motion passed.

General discussion about US-SES Ordinance, how it was developed, provided copies for members and asked them to provide feedback after they completed their review of the ordinance. Explained plans are to set for public hearing in the next month.

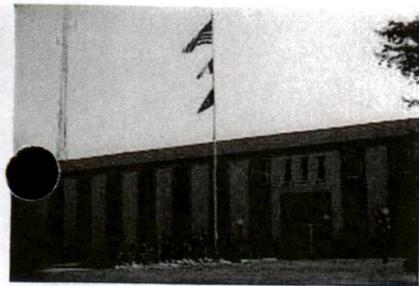
No additional business. Pedersen moved to adjourn the meeting. Budelier seconded. Meeting adjourned at 3:25 PM.



Chairperson, Laura Twing



Secretary, Janelle Axline



OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR
Cedar County Courthouse
400 Cedar Street
Tipton, IA 52772
Phone: (563)886-2248
Fax: (563)886-2103
www.cedarcounty.iowa.gov

February 17, 2023

Randy Petersen
1841 Delta Ave
West Branch IA 52358

Dear Randy:

I am writing this letter to welcome you to the Cedar County Board of Adjustment. Enclosed please find informational documents prepared by Iowa State University pertaining to the comprehensive nature of zoning in Cedar County and the State of Iowa. Copies of all Ordinances and the Cedar County Land Use Plan can be found at www.cedarcounty.org under the Zoning Office. If you wish to have a hard copy of these documents, please contact our office and one will be provided for you. I have also included a list of contacts for you that include the other Board of Adjustment members, Zoning Commission members, and the Board of Health.

As your zoning staff, Janelle Axline and I will assist you with any questions you may have. We will prepare all applicable documentation that the Board will need for the Public Hearings and have enclosed documents for the February 23rd meeting.

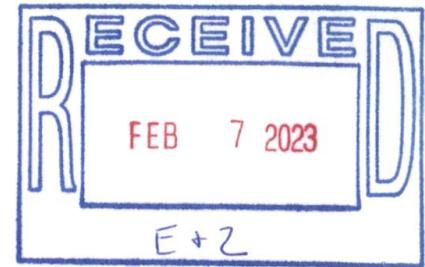
Thank you for your willingness to serve on the Board of Adjustment, and I look forward to working with you.

Sincerely,

Phil La Rue
Zoning Administrator

PL:bja
Enclosures

Phone: (319) 431-0139



February 2, 2023

Mr. Phil LaRue
Zoning Board of Adjustment
400 Cedar Street
Tipton, IA 52772

RE: Resignation

Phil,

As we talked, since I was appointed to fill a seat on the Board of Supervisors I am resigning from the Cedar county Zoning Board of Adjustment effective 1/31/2023.

Sincerely,

Bruce Barnhart

BB/lh

Janelle Axline

From: Janelle Axline
Sent: Monday, January 16, 2023 12:02 PM
To: 'cristelectricalservices'; 'lltwing@aol.com'; 'Bobbie Lieser'; 'Laurie B'; 'Yutesler's'; 'joelbrwn@netins.net'; 'bbcus@lcom.net'; 'chuckhoy@netins.net'; 'Sheila Budelier'
Subject: January Meeting

Good morning,

My apologies for not sending an letter this month, or an email sooner. There were no petitions for Board of Adjustment or the Zoning Commission this month, so there will not be a meeting held for either.

Thank you and have a great week!

Janelle Axline, Administrative Assistant
Cedar County Environmental Health & Zoning
400 Cedar Street
Tipton, Iowa 52772
Phone: (563) 886-2248
Fax: (563) 886-2103

NOTE: My email address has changed to jaxline@cedarcounty.iowa.gov Please update your records.

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