

CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

February 21, 2024

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, February 21, 2024, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present were Chairperson pro tem Brown, Crist, Timmerman, Brandenburg. and Lieser. Yutesler was absent.

Chairperson pro tem Brown called the meeting to order at 6:35 p.m. The members then reviewed the following petitions:

1. **Gary and Rita Burmeister, 1363 Rose Avenue, Tipton, IA, (Owners)** - Requesting a change in zoning from A-1 Agricultural District to AR-1 Agricultural Recreational District for the purpose of constructing a recreational cabin at 313 150th St., Mechanicsville, IA, on property located in the SW ¼, SW ¼, Section 27, T-82N, R-4W, in Pioneer Township. Said petition is to rezone 1.00 acres of a 19.5 acre tract.

Zoning Administrator La Rue advised The Commission to complete their review in accordance with Chapter 18.2(3) of Cedar County Zoning Ordinance No. 10 in making a recommendation to the Cedar County Board of Supervisors. No written or verbal objections on file. A letter was on file from Cedar County Engineer, Rob Fangmann, indicating there is an approved entrance permit for this location. Engineer Fangman had concerns about the remoteness of the location and road services if it would have been a year round residence. Letter from the Mechanicsville Fire Department said that they can and will provide emergency services at that location. Comprehensive Land Use plan discourages scattered residential development when it will not support a full broad range of services, however in this case the ag recreational district with a seasonal cabin would go well with other uses of the land by nearby neighbors. LESA score was 2,050. La Rue explained there would be a conditional zoning agreement that would not allow the cabin to ever become a year round residence. Further explained they would not have any problems if they would ever want a conventional septic system and foundation for a cabin would be stable and have no problems with this soil type. Very few limiting factors, simply the remote nature. Gary and Rita Burmeister indicated they want this cabin for family gatherings and for hunting. Crist questioned the size he plans to build. Mr. Burmeister advised it would be 400-500 square feet of living space and a 24' x 24' garage on it. No electricity but the house will be wired for a generator. No running water and no septic. Plans now are for an outhouse. Brown asked what requirements were for an outhouse. La Rue explained State of Iowa guidelines for outhouses and vaulted privies. Crist questioned if he was keeping things simple for tax purposes or if he was just wanting the project to be low cost. He said he was just keeping project costs down and did not plan to rough in for future plumbing. La Rue advised to please at least plan for it in any design if they decide they want additional amenities. Brown questioned if they would ever consider transitioning to a permanent residence. Mr. Burmeister said not in his generation. Mr. and Mrs. Burmeister said that the kids would not be interested either. La Rue explained conditional zoning agreement outlined that it could not become a permanent residence. Provided a copy of the conditional zoning agreement for Commission members to review. Crist moved to recommend approval to the Board of Supervisors, Brandenburg seconded it. No further discussion. Ayes: All.

Minutes from the prior meeting held on November 15, 2023, were previously read by the members. Brandenburg made a motion to approve the minutes. Crist seconded. Ayes: All

General discussion about carbon pipeline ordinances occurred.

No further business.

Meeting declared adjourned at 7:22 P.M.

Chairperson pro tem, Joel Brown

Secretary, Janelle Axline