

CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

November 19, 2025

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, November 19, 2025, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present for this meeting were: Yutesler, Brandenburg, Brown, Hartelt, and Zoning Administrator LaRue. The absent members were Crist and Timmerman.

Chairperson Yutesler called the meeting to order at 6:32 p.m. The members then reviewed the following petition:

- 1. Yvonne Gregory Estate (Owner) and Matthew and Heather Mainprize, 1315 Remington Ct., North Liberty, IA (Buyer)-** Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for the purpose of allowing construction of a single-family dwelling on property located in the NW ¼, SE ¼, Section 7, T-79N, R-2W, in Rochester Township. Said petition is to rezone 2 acres m/l of a 14.25 acre lot.

Zoning Administrator LaRue stated that there were no written or verbal objections on file and asked that the zoning commission do their review in accordance with Chapter 18.2(3) of the Cedar County Zoning Ordinance #10 in making a recommendation to the Cedar County Board of Supervisors.

The petitioners, Matthew and Heather Mainprize, buyers, were present at the meeting and spoke on why they are wanting to rezone and build a home on this property. Matthew Mainprize mentioned that the sale of this property is contingent on the rezoning of the property, and they are buying this parcel and the parcel to the west for a total of about 26 acres.

Hartelt asked if the petitioners knew why the area to the east of the rezoning wasn't being farmed. Matthew Mainprize stated that he believed that since it was a major waterway they just grassed it and did not farm it because of the drop off in terrain.

ZA LaRue stated that a property under the same ownership just sold so when we talk about the LESA there are now three rural residential properties assessed not just two. One of the things ZA LaRue brought up to the petitioner was if they wanted to purchase the two tracks plus some additional ground to make 35 acres and they wouldn't need to go through a rezoning.

Hartelt asked about the driveway access and was asking if we were granting the use of the current driveway access. ZA LaRue stated he could not say if that is but he believes the existing access had adequate site distance but as always, the county engineer follows the Department of Transportation guidelines for road siting. Discussion occurred about where the driveway permit was approved at.

Chairperson Yutesler asked if the property had any previous subdivisions. ZA LaRue stated that there were no previous subdivisions. ZA LaRue stated that we have a letter from the county engineer on file stating that the property is located on a gravel road and should have a minimal impact on the existing infrastructure. There is an approved entrance permit on file for the use of an existing entrance. A letter from Sean Paustian, Tipton Fire Chief stated the site has an ISO class 10 rating and is outside the 5-mile radius of the fire station and they will be able to provide emergency services to this property.

ZA LaRue stated that the soils is where things get interesting. The NRCS says that the soils at this property are a Fayette Till series but upon the advise of a zoning commission member, Josh Crist, ZA LaRue visited the site and completed a soil boring down to 6 ft and found it to be Chelsea Lamont Sand. ZA LaRue stated he was worried he would be dealing with a Chelsea Till Fayette Complex which is awful to build a septic system in because the percolation rates can range from 1 minute to 80 minutes per inch within one hundred feet of each other. ZA LaRue stated that he modified the soil report because of the findings. With the modification, limitations for building are no longer moderate but are slight because the sand will compact and support a foundation. Septic system still has severe limitations and we have to watch for groundwater contamination in these soils. The Corn Suitability Rating (CSR2) went from 79 to 14-21 which changed it to not prime ag land or environmentally sensitive ground. ZA LaRue stated that the 2018-2038 Comprehensive Plan discourages scattered residential development. In the area of the rezoning there are three rural residential assessed properties. The LESA score was 2, 605 with a strong finding for preservation. ZA LaRue stated that the last thing to bring up was the pipeline just north of 300th St. and the rezoned area is far enough away from the pipeline for that not to be of concern.

Hartelt stated he researched old plat and aerial maps to see if there was a home on this property at any time and did not find anything. Chairperson Yutesler asked what the petitioners were wanting to do with the rest of the land once they purchased. Matthew Mainprize stated he would like to cash rent the land while they build but he wants to farm it eventually. Mainprize stated that he had looked at the 55 acres to the north, being sold by the same owner, and there was no suitable place to put a home because of the pipeline and other factors.

There was clarification that this was not part of a subdivision because there are two separate tracks and the buyers have the possibility to do the first split of the property. ZA LaRue stated that there is no guarantee that the Zoning commission would approve another rezoning but we have to allow the building of an accessory dwelling unit on the property due to the changes in the legislature this year.

Brandenburg stated that she knew someone who was originally interested in the property for farm use but when they visited the site and found the soils to not match what was listed, they were no longer interested. Mainprize stated that he thought it was listed for rent of \$170 an acre. Brandenburg stated that she agreed with Hartelt that with the change in soils and reduction of CSR2 rating, we aren't taking prime ag land out of production.

Hartelt moved to approve the petition. Seconded by Brown.

No other discussion occurred.

Votes in favor: Brandenburg, Brown, Hartelt, and Yutesler

Votes against: None

Previous minutes were mailed to all members prior to the meeting for them to review.

Brandenburg motioned to approve the minutes from the last meeting. Seconded by Brown.

Votes in favor: Brandenburg, Brown, Hartelt, and Yutesler.

Meeting was adjourned at 7:05 pm.

Chairperson
Jody Yutesler

Secretary
Caitlin Boyle