

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

January 21, 2026

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, January 21, 2026, 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, Crist, Timmerman, and Hartelt via phone.

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

1. **Terry Jamison, 254 Adams Ave, Lisbon, IA** - Requesting a change in zoning from A-1 Agricultural District to AR-1 Agricultural-Recreational District for the purpose of allowing construction of a single-family dwelling on property located on Amended Lot C in the NE 1/4, SW 1/4 Section 18, T- 82, Range- 4W, in Pioneer Township. Said petition is to rezone an existing 1.97 acres m/l lot.

Zoning Administrator LaRue presented the staff report.

ZA LaRue stated there were no verbal or written objections on file, letter received from Cedar County Engineer Rob Fangmann, and letter received from Lisbon fire chief. ZA LaRue stated he had concerns about mention of changes in the letter from the fire chief and was unclear on what changes were being referenced. ZA LaRue also stated that the USGS StreamStats shows a 102 acre drainageway goes under the culvert of Adams Ave. The applicant stated that since he has owned the property, he has not seen any significant flooding of where he is wanting to build the home and there has been no flooding since the building of the new Highway 30.

Discussion of clarification occurred on where the applicant was wanting to place home, where the drainage was coming from, and previous rezoning petition 06-21 of a property to the north with an access easement running through the proposed rezoned property.

Motioned by Hartelt to table petition with more clarification on elevation of home location. Second, by Crist. Clarification discussion occurred.

Motion was revised by Brandenburg, for clarity, to table until March 25<sup>th</sup>, subject to clarification from Lisbon Fire Chief on what changes he is wanting and a letter from a civil engineer with their recommendation on site placement needs to be received by March 4<sup>th</sup>. If information is received prior to deadline, Chairperson can move proposed meeting. Seconded by Timmerman.

### **APPROVAL OF MINUTES**

The minutes of November 19, 2025, Planning and Zoning Commission meeting were approved as submitted.

**ADJOURNMENT**

The meeting was adjourned at 8:37 p.m.

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Chairperson  
Jody Yutesler

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Secretary  
Caitlin Boyle