

CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

May 20, 2026

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, May 20, 2026, at 6:30 p.m., in the Large Meeting Room in the basement of the Cedar County Courthouse, Tipton, Iowa. Members present at this meeting were: Brandenburg, Hartelt, Crist, Kroeger, Stuart, Yutesler and Zoning Administrator LaRue.

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

1. **Steve and Debra Nash, 602 Orange Street, West Branch, IA, (Owners) and Matthew and Kerri Nash, 639 280th St., West Branch, IA (Buyers)** – 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 property located in the SW ¼, SE ¼, SW ¼, Section 31, T-80N, R-3W, in Iowa Township consisting of 3.53 acres more or less.

Zoning Administrator LaRue informed the members that there were no written or verbal objections on file for this petition and advised them to 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 Adjustment. LaRue also mentioned he spoke with Kevin Stoolman, West Branch fire chief, and they are able to go to this location if a need arises.

The petitioner of this property, Steve Nash was present along with Matt Nash the buyer of the land.

The soil evaluation was then reviewed. The report indicated several soil types with differing degrees of slope: M162B,C2,D2 (Downs Till) and 911B (Colo-Ely complex). For agriculture, the average CSR on the soil was 80 points; for the Downs and Colo-Ely soils, the average was 78 points. It was noted by the Commission that most of the property is farmland that hasn't been farmed in years. LESA score of 500 points. Overall score of 3,345 points.

With no additional discussion, Stuart made a motion to recommend approval of the petition to the Board of Adjustment; the motion was seconded by Crist. Ayes: all.

Minutes from the last meeting held on April 15, 2026, were previously sent to the members. Bradenberg made a motion, with Hartelt seconding approval, of the minutes as presented. Ayes: all.

LaRue distributed data ordinance draft #4 for the board to review. This will be reviewed at the next meeting in order to give the board members adequate time to review.

With no further business to discuss at this time, Yutesler made a motion to adjourn the meeting; Crist seconded, the meeting was adjourned at 7:15 p.m. Ayes: all.



Chairperson
Jody Yutesler

Secretary Pro-tem
Philip LaRue