

CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

September 16, 2026

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, September 16, 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: Hartelt, Yutesler, Timmerman, Crist, and Zoning Administrator Goerd. Multiple members of the public were also present.

Chairperson Yutesler called the meeting to order at 6:30 p.m. Yutesler then read the public notice that was printed in the paper. Members then reviewed the following petition:

Rolling K Hills, Dan Kohl, 3788 Arrowhead Lane, Lisbon, IA, (Owner) - Requesting approval of a Preliminary Plat of Survey for a proposed nine (12) lot subdivision located in the E ½ , NE ¼, excluding E 10 acres or N 30 acres excludes parcel H Section 18, T-82N, R-4W5thPM, in Pioneer Township. Consisting of 23.92 acres or less.

Goerd said that we have the approval from the Lisbon fire department and the county engineer except for "Lake View Lane when approaching the temporary cul-de-sac is an 8% grade which exceeds the maximum 7% allowed." Hartelt has concerns with erosion control, Kohl said road ditches are a challenge, but they have a plan to ensure erosion isn't a problem. There was a discussion on whether perc tests could be completed before selling the lots. Kohl said that in the past the previous zoning administrator did not allow this. There was a discussion about if soils aren't suitable for a conventional sewer system that it would require an alternate system to be placed, most likely a sand filter type system. Kohl said whoever buys the lot will need to do the perc and sewer systems. Terry said he reviewed everything that Rob did and came up with the same issues. Yutesler said she is ready to go ahead with the major subdivision preliminary plat as the engineer suggested. Crist made a motion to approve the petition as presented with the exception of striking out the nine and changing it to twelve to our notice and the engineers; motion was seconded by Hartelt. Ayes: all

Members of the board then reviewed the ordinance for regulating data centers. Goerd said he reached out to the county attorney, and he doesn't recommend adding the sovereign utilities system requirement to the ordinance. Hartelt made a motion to approve the ordinance as last submitted; Timmerman seconded the motion. The data center ordinance will now go to the board of supervisors.

Timmerman made a motion to approve the meeting minutes from the August 19, 2026, meeting. Crist seconded the motion.

With no further business to discuss at this time, Crist made a motion to adjourn the meeting; Hartelt seconded, the meeting was adjourned at 7:00 p.m. Ayes: all.



Chairperson
Jody Yutesler

Zoning Administrator
Terry Goerd