

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

August 20, 2025

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, August 20, 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, Brown, Brandenburg, Hartelt, Timmerman, and Zoning Administrator LaRue. The absent member was Crist.

Chairperson Yutsler called the meeting to order at 6:31 p.m. The members then reviewed the following petition:

- 1. Edgewood Land Company, 143 Buckeye Rd., West Branch, IA (Owners) –**  
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 described as Lot 1, located in the SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , Section 30, T-79N, R-4W, in Springdale Township, consisting of 1.99 acres more or less.

Zoning Administrator LaRue informed the members there were no written or verbal written objections on file for this petition. He 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 Supervisors. He then stated that he had made a typographical error on the legal notice. It described the lot as 1.99 acres, and it should have been described as 1.49 acres. The division of the parcel will be a minor-subdivision (Country Vista) because the parcel has been previously split for the Jefferies Subdivision, which is located 225 feet west along 330<sup>th</sup> Street.

Glen Waters, President, Edgewood Land Company, and brother Lyle Waters were present as petitioners. Glen Waters first stated that he was impressed with the thorough evaluation of the LESA report. He continued that the information in the report is valuable in ensuring an accurate land use evaluation of the site for good land use planning. He commended Cedar County for having such a useful future land use tool. He then explained their proposal for the sale of the property for a single residence only at the southeast corner of the parcel adjacent to a residential neighbor which they have assisted with the planting of their

windbreaks. He then explained this is the best location for a home as the soil has the best qualities for a building site and is not in the drainage way located to the west. LaRue explained that this site is contiguous to a residential use and there are many residential homes just to the northeast in the town of Downey, almost all being zoned R-2, Urban Residential, and to the west there are several residential homes, zoned either R-1, Suburban Residential or A-1, Agricultural within 1000 feet.

The letter from Kevin Stoolman, Fire chief, West Branch Fire Department was then reviewed. It stated that they will be able provide emergency services to the property provided the access lane is at least 20 feet in width and has a turn round. The letter received from Rob Fangmann, Cedar County Engineer, was then reviewed. It stated that this site is located on a gravel route (330<sup>th</sup> St.) and should have minimal impact on the existing infrastructure. An approved entrance permit is on file with his office, but the access is limited to a single residence only.

The soil evaluation was then reviewed. The report indicated two soil types: M162C, D2, Downs Till, and 911B Colo-Ely complex (minor component of the soils). The limitations for building a dwelling are moderate in the Downs soils, severe limitations due to high water table in the Colo-Ely series. The limitations for septic systems are severe due to slow water movement through the soil in the Downs Till soil and severe due to high water table in the Colo-Ely soil. LaRue stated that a percolation test and soil boring has been completed and indicated no high-water limiting layer and a satisfactory perc rate. He explained that more information is required about the number of bedrooms in the proposed dwelling, its location and the proposed landscaping. If the buyer is proposing a walk out basement, then great care must be taken to ensure that the proposed septic system absorption field is in the area of the percolation test and the soils are not disturbed by earth moving and to stay away from the Colo-Ely soil area. For Agriculture, the CSR on the M162C was 85 points, for the M162D2, 57 points. The average was 71 points for agricultural land use. As the Colo-Ely component is less than 10 % of the site, it was not included in the calculation of the CSR average.

The Cedar County Land Use Plan 2018-2038 indicates support for this site due to proximity to so many residential properties. The LESA evaluation score was 4150 points, a moderate finding for development. Chairperson Yutesler requested an explanation of the LESA system and asked why this property requires minor

subdivision. LaRue explained that under state of Iowa and county regulations, because this tract has been split more than once, into three parcels or tracts, the regulations require subdivision platting approval with the Cedar County Board of Supervisors with administrative review approval. Because of the nature of the access road, the Cedar County Engineer will not allow a major subdivision (four or more lots) to occur without the developer being required to comply with the major subdivision requirements including improving the road conditions from gravel to a paved surface. Major subdivisions also require the review and approval of the subdivision by the Planning and Zoning Commission.

Following additional discussion regarding drainage patterns in this area, Brandenburg made a motion to approve the petition with a restriction for one dwelling only and good communication on the site development and septic system placement. Motion seconded by Hartelt. Ayes: Brown, Brandenburg, Hartelt, Timmerman and Yutesler.

Minutes from the last meeting held on July 16, 2025, were previously sent to the members. Timmerman made a motion, with Brandenburg seconding approval, of the minutes as presented.

LaRue then briefly presented information regarding the proposed Data Center Ordinance and the responses received thus far from County Department Heads to be considered as an amendment or addition to the proposed ordinance. The ordinance will be provided to the Commission for their review prior to a Public Hearing for recommendation to the Board of Supervisors. Discussion about Data Centers siting and the potential impacts on the environment, their large energy consumption and possible water usage and their impacts on communities were all discussed.

With no further business to discuss at this time, the meeting was adjourned. Ayes: all.

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Chairperson  
Jody Yutesler

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Secretary Pro-tem  
Philip LaRue