

CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

April 15, 2026

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, April 15, 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, Crist, Kroeger, Stuart, Yutesler and Zoning Administrator LaRue. Absent was member Hartelt.

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

1. **JKD Farms 2, LLC, 1394 210th St., Tipton IA, (Owners)** – Requesting approval of a Special Use Permit for the purpose of authorizing an Event Venue on property located at 1390 210th St., Tipton, Iowa, described as Lot 1, Wallick Subdivision, located in the NE ¼, NE ¼, Section 32, T-81N, R-4W, in Center West Township, consisting of 24.83 acres more or less. Said property is currently zoned A-1 Agricultural District.

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 17.18(2) of the Cedar County Zoning Ordinance #10 in making a recommendation to the Cedar County Board of Adjustment.

The petitioners of the corporation of this property, Adam Dixon and Sklar Sandry were present along with their land developer, Nick Needham. Mr. Dixon then explained their proposal for an event and wedding venue with bookings up to four days in length and accommodations up to 300 guests providing events for up to 4 days in length principally from April through the fall, although the business would consider having additional events during the winter. Mr. Dixon explained they are hoping to have 9 to 10 weekend bookings minimum (breakeven point) for their event season. Parking will be located on the north side of the property, east of the existing storage building consisting of a gravel lot with additional parking, if required, in the adjacent grass areas. Their plan for the parking area is to accommodate up to 150 vehicles with access for emergency vehicles and to provide handicap accessibility. The property will need to include stormwater and erosion controls in compliance with state regulations as a commercial property. They propose a natural wooded setting for the venue and want to minimize the alteration of this rural environment with low land disturbance. They will need to modify the slope of the ground through the lower middle section of the property to comply with the County Engineer's recommendation for access roads and trails which will be used principally by golf carts and utility vehicles to transport guests to the principal venue building from the main parking area. They plan to use down-cast lighting to reduce any impact on adjoining property owners and plan to turn down the noise, if any, from the events after 10:00 p.m. Crist asked about the location of the main event building location. Mr. Sandry explained that the event center will be located on the south end of the property and may need some adjustment because of its size to properly fit into the area of the southwest corner. The proposed site is estimated to be 600 feet south of the parking area. This location was selected in

order to create a site with sufficient space for more than one group using the property to have privacy from other guest parties. The existing storage building is proposed to be used for both storage and employee accommodation. Mr. Needham then explained that Axiam Engineering, Cedar Rapids, Iowa, will be designing the water and wastewater treatment required for the venue in accordance with state and county regulations and he will be applying for the stormwater permit.

The soil evaluation was then reviewed. The report indicated several soil types with differing degrees of slope: 120B, C2 & D2, Tama Silt Loam, 162B, C2 & D2, Downs Silt Loam and 911B Colo-Ely complex. Limitations for building are moderate and severe on the Colo-Ely soils. Limitations for septic systems is shown as moderate on the Tama soils and severe on both the Downs and Colo Ely soils. A professional engineer is needed for the evaluation of the soil at the proposed building site for the required wastewater treatment and disposal system. For agriculture, the average CSR on the Tama 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 bush or oak timber. The engineering firm would also evaluate the existing water wells for the proposed use (public or private) and if allowed by the IDNR, propose a design and use plan for permitting by either Cedar County or the public water supply section of the IDNR based upon the calculated water usage.

The Cedar County Land Use Plan 2018-2038 was then reviewed. The plan encourages retention and strengthening of the commercial districts in the communities and surrounding area. The plan stressed the safe, efficient, consistent compatible growth following the plans criteria for development. The site was noted to be 8338 feet from the City of Tipton.

Brandenberg then asked about the business plan for the venue as she is concerned that this could become a “white elephant” that might be an expensive failure if the site proves to be too remote. Mr. Sandry explained that there is a lot of interest from the Quad cities, Maquoketa and Iowa City area for a venue 30-60 miles away. Crist then added that this is an agricultural area with Livestock producers which will apply manure at differing times of the year. He advised the venue to be adaptive to changing agricultural uses and the needs of the agricultural producers. Stuart added that he liked the location for the venue with its seclusion and privacy with a nice pond that could be used for both recreation and an emergency water source for fire control. Neighbor Rick Shumaker, then stated he is a livestock producer and lives $\frac{3}{4}$ mile to the west. He wanted the owners of the venue to understand that he has limited control of when the contractors which haul and apply manure from his confinements. This is an agricultural area. He also stated that he wants the dust control applied so dust doesn’t become a problem at the intersection of Monroe Avenue and 210th Street and hopes the guests won’t cause a problem with their speeding to and from the venue. Neighbor Sandy Kunde stated that she feels the timber and the property itself will be better managed with this event venue rather than how it had become. Brandenberg then asked where the guests will be staying during these events. Mr. Dixon stated that they plan to use the existing home to the east (1394 210th St.) rather like an air B & B. Yutesler then asked what they feel these events will cost for a four day stay? Mr. Sandry stated that they will be asking \$20,000.00. Stuart asked about the timeline for the business. The petitioners stated they hope to get started in June 2026 and open for business in the summer of 2027.

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

Minutes from the last meeting held on March 18, 2026, were previously sent to the members. Crist made a motion, with Stuart seconding approval, of the minutes as presented. Ayes: all.

With no further business to discuss at this time, the meeting was adjourned at 7:20 p.m. Ayes: all.

Chairperson
Jody Yutesler

Secretary Pro-tem
Philip LaRue