

## **CEDAR COUNTY BOARD OF ADJUSTMENT MINUTES**

April 23, 2026

The Cedar County Board of Adjustment conducted a Public Hearing on Thursday, April 23, 2026, in the Courtroom of the Courthouse, Tipton, IA. Members present were Dircks, Pedersen, Pruess, Twing, Roberts, and Zoning Administrator LaRue.

Chairperson Twing called the meeting to order at 3:00 p.m. The Board then considered the following petition:

- 1. JKD Farm 2, LLC, 1394 210th St., Tipton, IA (Owners)** – Requesting approval of a Special Use Permit for the purpose of operating and Event and Wedding Venue on property described as Lot 1, Wallick Subdivision, located in the NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 32, T-81N, R-2W, in Center West Township. Said property is currently zoned A-1 Agricultural and consists of 24.83 acres more or less.

Zoning Administrator LaRue stated that there were no written or verbal objections on file and to consider this petition in accordance with Chapter 5D, A-1 Agricultural District Regulations and Chapter 17.18(2) of the Cedar County Zoning Ordinance, Number 10. LaRue advised that the Planning and Zoning Commission on April 15, 2026, Public Hearing, did recommend approval of the petition subject to the requirements of the Cedar County Engineer and water and wastewater reviewed and permitted by the Iowa Department of Natural Resources (IDNR) and Cedar County. Stormwater and erosion control regulations will also apply.

Petitioner Adam Dixon was present as was his mother, Karin Dixon. Chairperson Twing asked the petitions to present their proposal. Mr. Dixon then explained their proposal to use the properties (Lots 1 & 2, Wallick Subdivision) for a wedding and event venue with accommodation for up to 300 guests with parking on a gravel area for up to 150 vehicles located in the north half of the property east of the existing storage building. Events are proposed for up to four days in length, principally from April to November, although the business would consider corporate events during the winter, if requested. He explained that their intent is to provide a natural low-impact event center that is in harmony with the environment and rural character of this wooded property and the surrounding area. He anticipates having up to 25 weddings in the summer. Their goal is to provide a quiet, secluded area in which more than one party can be provided for. The proposed location of the event center is in the southwest corner of the west property. They will need to create an access road for golf carts and utility vehicles in which to transport the guests to and from the parking area. The parking and event center will be handicap and emergency vehicle accessible. Mr. Dixon then explained they plan to use the existing home for the wedding family and other members of the wedding party like an air B & B. He then stated that they believe this location will be attractive to people from the quad cities,

Maquoketa, Cedar Rapids and Iowa City areas. Neighbor, Sandy Kunde, was present and expressed support for the event center and hopes they will improve the condition of the property and preserve the oak savanna and the natural environment.

Chairperson Twing then asked about the use of the two private water wells at the properties, will they be considered private or public? Mr. Dixon stated they plan to use them as their source of water. LaRue then stated that the wells will need to be evaluated by the IDNR after a proposal is made by a professional engineer for their use for the venue. He explained the water system will be considered to be public if it provides water to 25 people or more at least 60 days of the year. He continued that this engineer will also be responsible for determining the options for the wastewater treatment and disposal and the best options for on-site treatment and disposal based upon the soil conditions and estimated volume of wastewater for both the event center and the use of the existing storage building as a site for the staff services. The wastewater system will be permitted and inspected by Cedar County if less than 1500 gallons per day, and by the IDNR if the volume is greater than 1500 gallons per day.

The letter from Sean Paustian, Tipton Fire chief, was then reviewed. It stated that this site is in Tipton's response area and shares an ISO class 4Y rating because it lies inside of 5-mile radius from the Tipton fire station, and it is the owner's responsibility to maintain a suitable driveway to provide access to responding emergency vehicles. The letter received from Rob Fangmann, Cedar County Engineer, was then reviewed. It stated the site is on a gravel route, 210<sup>th</sup> Street, and should have minimal impact on the existing infrastructure. There is an approved entrance permit on file in his office to serve the venue. His letter also stated that in the event the traffic generated from this petition increases the level of dust on the surrounding gravel roads above those allowed by the Iowa Department of Natural Resources (IDNR) fugitive dust regulations, the petitioners (and any future owners) shall apply dust control adjacent to existing residences, 400 feet approaching intersections and 400 feet before and after bridges as per Cedar County Secondary Road Department Dust Palliative Permit for Dust Control. Exact locations to be determined by the IDNR complaint and the Cedar County Engineer.

The Board noted that the access to the venue is over 8300 feet from the City of Tipton following the route of Monroe Avenue and 210<sup>th</sup> Street. Chairperson Twing then asked how they came up with 300 guests as the maximum number of attendees. Mr. Dixon explained that wedding parties in the Quad Cities, and the Iowa City area are often of this size so that is what they are anticipating the parties at their venue will be. Mr. Dixon stated, "where they build it, they will come," because of the quality service they will be providing. The Board then asked about food preparation and alcohol service. Mr. Dixon stated they are planning on having food service and alcoholic beverages catered by a hired service. They will have the caterer will use the facilities provided. He then stated that Bruce Builders or Greiner Builders will be consulted for the design and construction based upon the budget. Insulation of the building and hazards due to fire or weather were briefly discussed. The Board then asked, noting the distance to Tipton, how this site was selected for their venue location? Mr. Dixon replied that the location is centrally located in the area they hope to attract their customer base from, principally, the Quad Cities,

Maquoketa, Cedar Rapids and Iowa City areas. Twing then asked about lighting at night and noise from the events causing a potential nuisance condition. Mr. Dixon explained they intend to use down-cast lighting to reduce glare and to have the parties ending at about 10:00 p.m. The plan for the musical entertainment is that it be muted or provided indoors. He also feels that the distance from the closest neighbors will help with the light and noise reduction. The topic of livestock and associated farm activities was then brought up by Pedersen. How far is away is the closest confined animal feeding operation (CAFO)? The distance to Richard Shumaker's CAFO was noted to be 2100 feet to the west. The livestock producers will need to apply manure during different times of the year following a manure management plan, and it will be done regardless of the venue business. LaRue advised the Board that this matter was discussed at the Planning and Zoning Commission meeting on April 15<sup>th</sup>, at which time, the livestock producer and neighbor, Rick Shumaker, was in attendance and told the petitioners of this fact and dust control concerns due to traffic caused by the venue. Commissioner Crist, also at the April 15<sup>th</sup> meeting, had also talked about the rural agricultural nature of the location and environment.

LaRue then reviewed with the Board the requirement for Special Use Permits in accordance with Chapter 17.18(2) of the Cedar County Zoning Ordinance Number 10. Prior to any Building Permits, LaRue stressed the need for clear documentation from the petitioner's Professional Engineers compliance with all County and State of Iowa regulations and codes, building, fire and electrical, as well as the required NPDES #2 for stormwater and erosion control as the building and parking areas are over one acre in area.

Following discussion, Roberts moved to approve the special use permit subject to submittal of applications for stormwater and erosion control, submittal of documents and applications from their Professional Engineer for all water and wastewater permits and documentation of approval from the Iowa Department of Natural Resources and Cedar County, County dust control permitting, and subject to annual review by the Board. Pedersen seconded the motion. Ayes: Dircks, Pedersen, Pruess, Roberts and Twing.

Minutes from the last meeting held on September 26, 2025, were provided at this meeting to the members. With no comments by the Board, a motion to accept the minutes was made by Pruess, the motion seconded by Pedersen, Ayes: all.

With no additional business, the meeting was adjourned at 3:50 p.m.

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Chairperson  
Laura Twing

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Secretary Pro-tem  
Phil LaRue