

CEDAR COUNTY PLANNING & ZONING COMMISSION MINUTES

August 19, 2026

The Cedar County Planning & Zoning Commission conducted a Public Hearing on Wednesday, August 19, 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, Kroeger, and Zoning Administrator Goerdt. 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 a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for the purpose of the creation of 12 residential lots for development adjacent to paved road and in close proximity to Hwy 30 interchange on property 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. Said petition is to rezone 23.92 acres of a proposed 59.33 acres tract.

Goerdt said that we have the approval from the Lisbon fire department and the county engineer regarding the Rolling K Hills zoning change request. The MMS engineer gave a presentation on the request for change in zoning. MMS said that the goal is to rezone so they can make 12 single dwelling family lots. Some of these lots will butt up to the previous approved lots. There is an intention to build a pond in that waterway at the south end of the lot, he also said that the road that comes around will be the dam for it. Dan Kohl said they are only requesting the zoning change for now as they want to do this in phases. Dan Kohl said they will have 4 shared wells with 3 houses per well, they will have shared electric, but each lot will have its own septic, lot sizes are 1 acre each. Yutesler emphasized that that each septic will need its own soil evaluation, Dan Kohl acknowledged. Hartelt asked if it would be a county engineer taking care of the road or if it would be part of the HOA. Dan Kohl said it will not be the county engineer; it will be the HOA. Hartelt made a motion to approve the rezoning request as submitted; seconded by Timmerman. Ayes: all

Members of the board then reviewed the following petition:

Jeff Meier, 370 Rose Ave., Clarence, IA (Owners) and Treygar and Rylie Garrett, 509B 10th Ave., Clarence, IA (Buyers) – Requesting a change in zoning from A-1 Agricultural District to R-1 Suburban Residential for the purpose of constructing a single-family dwelling, located in the NW ¼ of Section 34, T-82N, R-1W, in Massillon West Township. Said petition is to rezone 4 acres of a 39-acre tract.

Rylie Garrett gave a presentation of the zoning request. Rylie said they currently reside in town and they are looking to move out into the country and have had no luck finding a house within

their desired location. Their family all lives within the area, and they are all involved in family's farm operation. Yutesler said that we don't like to take higher than 75 CFR ground out of production to build a house on. Jeff Meier explained this is the best spot to build on. Yutesler asked them what they plan to build on the acreage; Rylie said they plan on building a home and shop and maybe have a small cattle operation. Jeff explained that the cattle operation is on 130th less than a mile away so they would be close to that if they built a home here. Goerdts asked how often that area floods, Jeff said not very and Garrett Treygar said where they plan to build the home it is not in the flood zone. Jeff said their crop insurance doesn't rate it as flood ground. Lowden fire department gave approval to service the area. Timmerman made a motion to approve as presented subject to the county engineers report; Hartelt seconded the motion. Ayes: all

Members of the board then reviewed the ordinance for regulating data centers. Yutesler wants Goerdts to reach out to the county attorney to see if we can legally add something in the ordinance about a data center having a sovereign utilities system. Kroeger made a motion to approve the ordinance draft #5 subject to the investigation of sovereign utilities with the county attorney; Timmerman seconded the motion.

Timmerman made a motion to approve the meeting minutes from the May 20, 2026 meeting and the June 18, 2026 meeting with the change of the spelling of Hartlet to Hartelt; Kroeger seconded the motion.

With no further business to discuss at this time, Timmerman made a motion to adjourn the meeting; Hartelt seconded, the meeting was adjourned at 8:00 p.m. Ayes: all.

Chairperson
Jody Yutesler

Secretary Pro-tem
Philip LaRue