

## **Environmental Health & Zoning Department**

210 5<sup>th</sup> Ave NE  
Suite I  
Independence, IA 50644

T (319) 334-2873  
F (319) 334-3028  
[www.co.buchanan.ia.us](http://www.co.buchanan.ia.us)

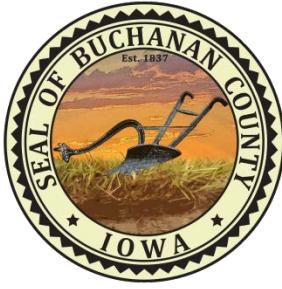
### **ZONING COMMISSION**

**7:00 PM Tuesday, January 3, 2017**

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### **Agenda**

1. Approval of minutes from the December 2016 meeting
2. Louis & Shirley Wendling request to rezone 0.41 acres from “A-1” Agricultural to “R-2” Residential to separate the existing dwelling from the farm. The property is located in the NE ¼, SE ¼, SW ¼, Sec 29, T89N, R9W and has an address of 1749-36 Golf Course Blvd, Independence, Iowa.
3. Discussion on revisions to Buchanan County Code of Ordinances, Chapter 52: Airport Land Use and Height Overlay Zoning
4. Adjournment



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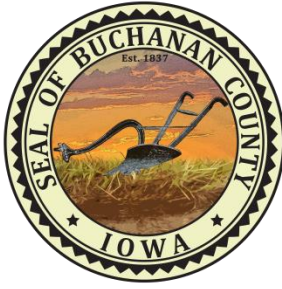
### **ZONING COMMISSION**

**7:00 PM Tuesday, February 7, 2017**

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### **Agenda**

1. Approval of minutes from the January 2017 meeting
2. Randy & Kathy Wagner request to rezone 2.6 acres from “A-1” Agricultural to “R-3” Residential to separate the existing dwelling and add a new dwelling. The property is located in the NW ¼, SW ¼, SE ¼, Sec 13, T87N, R10W and has an address of 3084 Brandon Diagonal Blvd, Independence, Iowa.
3. Approval of revisions to Buchanan County Code of Ordinances, Chapter 52: Airport Land Use and Height Overlay Zoning
4. Adjournment



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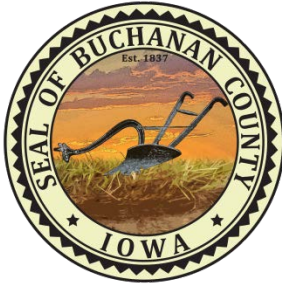
### **ZONING COMMISSION**

**7:00 PM Tuesday, March 7, 2017**

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### **Agenda**

1. Approval of minutes from the February 2017 meeting
2. Brian Goedken requests to rezone 2.0 acres from “A-1” Agricultural to “R-3” Residential to separate the existing dwelling from the farm. The property is located in the SW ¼, NW ¼, NW ¼, Sec 2, T89N, R9W and has an address of 1620 Kentucky Ave, Independence, Iowa.
3. Adjournment



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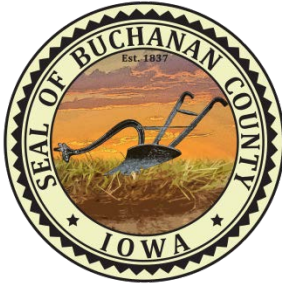
### **ZONING COMMISSION**

**7:00 PM Tuesday, April 4, 2017**

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### **Agenda**

1. Approval of minutes from the March 2017 meeting
2. Dennis Sommerfelt requests to rezone 1.1 acres from “A-1” Agricultural to “R-2” Residential to add an additional dwelling to the farm. The property is located in the SE ¼, NW ¼, NE ¼, Sec 29, T87N, R7W and has an address of 3227 Troy Mills Blvd, Walker, Iowa.
3. Adjournment



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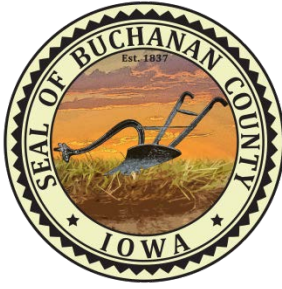
### **ZONING COMMISSION**

**7:00 PM Tuesday, May 2, 2017**

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### **Agenda**

1. Approval of minutes from the April 2017 meeting
2. Tim & Jolene Hoffman requests to rezone 4.01 acres from “A-1” Agricultural to “R-3” Residential for the construction of a single-family dwelling. The property is described as the north 420 feet of a tract of land in the NW ¼, SW ¼, Sec 23, T88N, R8W of the 5th P.M., Buchanan County, Iowa as described in plat of survey recorded at instrument number 1995R01818 of the Buchanan County Records.
3. Adjournment



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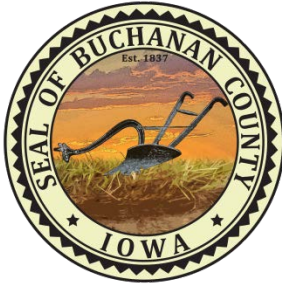
### **ZONING COMMISSION**

**7:00 PM Tuesday, June 6, 2017**

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### **Agenda**

1. Approval of minutes from the May 2017 meeting
2. Approval of request by Donald Fleming to rezone 1.6 acres from “A-1” Agricultural to “R-2” Residential for the construction of a single-family dwelling. The property is identified as parcel 06.19.276.003 located in Section 19 of Washington Township and has an address of 1688 Otterville Blvd, Independence, Iowa.
3. Approval of request by Thomas Hamilton to rezone 0.87 acres from “R-3” Residential to “R-2” Residential for the separation of an existing seasonal cabin. The property is identified as the east 235.76 feet of parcel 05.04.400.009 located in Sections 4 and 9 of Perry Township and has an address of 1280 Clayton Blvd, Jesup, Iowa.
4. Approval of changing the date of the next meeting to July 11, 2017.
5. Adjournment



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### **ZONING COMMISSION**

**7:00 PM Tuesday, August 1, 2017**

**Buchanan County Public Health Meeting Room  
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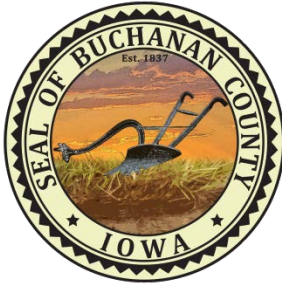
#### **Agenda**

1. Approval of minutes from the June 2017 meeting

2. Approval of request by Francis & Inez Hermsen to rezone 2 acres from "A-1"

Agricultural to "R-3" Residential for the construction of a single-family dwelling. The property is described as the east 205 ft of the south 430 ft of the SE ¼, NE ¼, SE ¼, Sec 13, T89N R7W, of the 5th PM, Buchanan County, Iowa.

3. Adjournment



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### **ZONING COMMISSION**

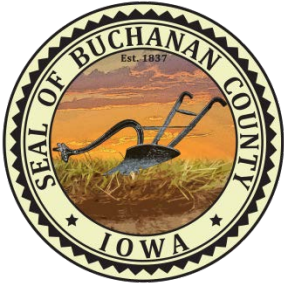
**7:00 PM Tuesday, October 3, 2017**

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### **Agenda**

1. Approval of minutes from the August 2017 meeting
2. Approval of request by Rex Yearous to amend the agreed upon conditions as part of Zoning Ordinance Amendment No 97-A-7 to allow for two dwellings on the property previously rezoned to R-3 Residential, but not including the area later rezoned as part of Zoning Ordinance Amendment 06-A-20. The size of the parcel is approximately 6.6 acres. The property is described as: Commencing at the southeast corner of Sec 21, T88N, R8W of the 5th P.M., Buchanan County, Iowa, thence S0.8096°E 98.370 ft, N62.5249°W 207.797 ft, N62.0661°W 634.732 ft, N44.8941°E 389.784 ft, N53.2430°E 253.650 ft, N36.4089°E 40.216 ft, S0.4427°W 362.815 ft, N88.9130°E 237.965 ft, S0.9284°E 396.899 ft to the point of beginning. This parcel has an address of 2597 Postel Ave, Independence, Iowa.
3. Adjournment





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### ZONING COMMISSION

7:00 PM Tuesday, November 14, 2017

**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the August 2017 meeting
2. Approval of request by David Burns to rezone approximately 1.69 acres from “A-1” Agricultural to “C-M” Commercial-Manufacturing for the operation of an auto and truck repair shop. The property is described as: Commencing S1.6206°E 360.124 ft from the northeast corner of SE ¼, NE ¼, Sec 6, T87N, R7W of the 5th P.M., Buchanan County, Iowa, thence S90.0000°W 255.000 ft, S0.0000°W 285.000 ft, N90.0000°E 263.063 ft, N1.6206°W 285.114 ft to the point of beginning. The property is located immediately south of 2829 Tucker Ave, Winthrop, Iowa.
3. Approval of amendments to Chapter 50 of Buchanan County Code of Ordinances: Buchanan County, Iowa, Zoning Ordinance
  - a. Adding wind energy conversion systems (WECS) as a principal permitted use in the “A-2” Agricultural District and establishing setbacks:
    - 50.10(1)h Wind energy conversion system (WECS) as defined in 54.02(1)
    - 50.10(4)a Minimum lot areas and setbacks for wind energy conversion system (WECS) shall be the same as those established in 54.05(2)
  - b. Adding single-family dwellings as an allowable use within the “A-2” Agricultural District
    - 50.10(1)i. Single-family dwellings
4. Adjournment