

ZONING COMMISSION

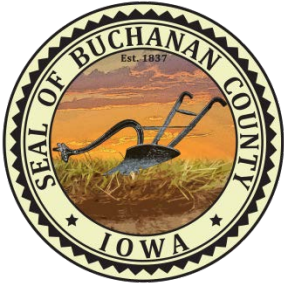
7:00 PM Tuesday, January 9, 2018

Buchanan County Public Health Meeting Room

1413 1st St W, Independence, IA 50644

Agenda

1. Approval of minutes from the November 2017 meeting
2. Approval of request by Donald & Marjorie Pope to rezone approximately 14.4 acres of parcel 05.06.300.002 from "A-1" Agricultural to "R-3" Residential for the construction of a second single-family dwelling after splitting off the original dwelling. The property is located in the NW ¼, SW ¼, Sec 6, T89N, R10W of the 5th P.M., Buchanan County, Iowa. The property is located at 1692 Cunningham Rd, Dunkerton, Iowa.
3. Approval of request by Donald & Marjorie Pope to rezone approximately 21.5 acres of parcel 05.06.300.006 from "A-1" Agricultural to "R-3" Residential for the construction of a single-family dwelling. The property is located in the SW ¼, SW ¼, Sec 6, T89N, R10W of the 5th P.M., Buchanan County, Iowa. The property is located immediately south of 1692 Cunningham Rd, Dunkerton, Iowa.
4. Approval of request by Michael Wieland to rezone approximately 20.3 acres from "A-1" Agricultural to "R-2" Residential for the creation of 29 lots for a future subdivision. The property is located in the N ½, SW ¼ and the S ½, NW ¼ of Sec 29 and the NE ¼, SE ¼ and SE ¼, NE ¼ of Sec 30, all in T89N, R9W of the 5th P.M., Buchanan County, Iowa. The property is located at 1762 Otterville Blvd, Independence, Iowa.
5. Adjournment



ZONING COMMISSION

7:00 PM Tuesday, February 6, 2018

Buchanan County Public Health Meeting Room

1413 1st St W, Independence, IA 50644

Agenda

1. Approval of minutes from the January 2018 meeting
2. Approval of request by Kevin & Theresa Mueller to rezone approximately 3.0 acres of parcel 14.15.300.001 from “A-1” Agricultural to “A-2” Agricultural for the construction of a single-family dwelling after the demolition of the legal nonconforming single-family dwelling. The property is located in the SW ¼, NW ¼, SW ¼, Sec 15, T87N, R9W of the 5th P.M., Buchanan County, Iowa. The property is located at 3068 Jamestown Ave, Rowley, Iowa.
3. Approval of request by Stanley Michael to rezone approximately 2.1 acres of parcel 15.31.400.007 from “A-1” Agricultural to “A-2” Agricultural for the demolition of existing dwelling and construction of new single-family dwelling. The property is located in the SE ¼, NE ¼, SE ¼, Sec 31, T87N, R8W of the 5th P.M., Buchanan County, Iowa. The property is located at 3369 Nolen Ave, Walker, Iowa.
4. Approval of request by Carson Family Trust to rezone approximately 5.4 acres of parcel 15.35.100.002 from “A-1” Agricultural to “A-2” Agricultural for the construction of one single-family dwelling with agricultural use. The property is located in the NE ¼, NE ¼, NW ¼, Sec 35, T87N, R8W of the 5th P.M., Buchanan County, Iowa. The property is located at the southwest corner of the intersection of 330th St and Ringold Ave.
5. Adjournment

PUBLIC NOTICE

The Buchanan County Zoning Commission will meet at 7:00 PM on Tuesday, April 3, 2018 in the Buchanan County Public Health meeting room located at 1413 1st St W, Independence, IA.

This meeting is open to the public and anyone wishing to attend is welcome to do so.

AGENDA

1. Approval of minutes from the February 2018 meeting
2. Approval of request by Carson & Barron Farms Inc to rezone approximately 2.7 acres from "A-1" Agricultural to "R-3" Residential in Section 27 of Homer Twp. for replacing current residential home with new construction. Description: That part of the NW 1/4 Quarter (NW 1/4) of Sec 27, T87N, R9W of the 5th P.M., Buchanan County Iowa, described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence along the West line of said Northwest Quarter Due North a distance of 595.9 ft to the point of beginning; thence continuing along said West line Due North a distance of 503.1 ft; thence Due East a distance of 181.2 ft; thence Due South a distance of 210.5 ft; thence Due East a distance of 114.0 ft; thence Due South a distance of 177 .0 ft; thence South 39°01¾' West a distance of 148.8 ft; thence Due West a distance of 201.5 ft to the point of beginning.
3. Approval of request by Karl & Lisa Lode to rezone approximately 2.0 acres from "A-1" Agricultural to "R-3" Residential in Section 32 of Cono Twp. for the replacement of existing single-family dwelling with new construction. Description: The north 252 ft of the east 346 ft of the SE ¼, SE ¼, Sec 32, T87N, R8W of the 5th P.M., Buchanan County, Iowa.
4. Approval of request by Dean & Debra Brase to rezone approximately 1.5 acres from "A-1" Agricultural to "C" Commercial in Section 4 of Fairbank Twp. for a Dollar General retail store. Description: All that part of the SW1/4 NW1/4 Sec 4, T90N, R10W, Buchanan County, Iowa; described as follows: Commencing at the northwest corner of SW1/4 NW1/4; thence North 89°32'39" East a distance of 270.01 feet on an assumed bearing on the north line of said SW1/4 NW1/4; thence South 00°05'55" East a distance of 108.26 feet, parallel with the west line of the NW1/4 of said Section 4, to the Point of Beginning; thence South 00°05'55" East a distance of 250.02 feet, parallel with the west line of the NW1/4 of said Section 4; thence South 89°10'27" West a distance of 270.02 feet, to the said west line; thence North 00°05'55" West a distance of 250.02 feet on said west line; thence North 89°10'27" East a distance of 270.02 feet, to the Point of Beginning.
5. Adjournment

PUBLIC NOTICE

The Buchanan County Zoning Commission will meet at 7:00 PM on Tuesday, May 1, 2018 in the Buchanan County Public Health meeting room located at 1413 1st St W, Independence, IA.

This meeting is open to the public and anyone wishing to attend is welcome to do so.

AGENDA

1. Approval of minutes from the April 2018 meeting
2. Approval of request by Raymond & Lucy Stutzman to rezone approximately 1.4 acres from "A-1" Agricultural to "C" Commercial in Section 31 of Hazleton Twp. for a grocery retail store and wholesale store with attached single-family dwelling.
Description: Commencing S82.8703°W 140.456 ft from the northeast corner of NW ¼, NE ¼, Sec 31, T90N, R9W of the 5th P.M., Buchanan County, Iowa, thence S0.7048°E 21.812 ft, S0.7049°E 312.614 ft, N89.7966°W 162.273 ft, N14.7017°W 118.895 ft, N5.8439°W 206.404 ft, N86.3129°E 209.781 ft to the point of beginning
3. Approval of request by C. Darrell & Kim Brunko to rezone approximately 2.4 acres from "A-1" Agricultural to "A-2" Agricultural in Section 24 of Jefferson Twp. for the construction of a new single-family dwelling on existing farmstead. Description: Commencing N89.0392°E 282.434 ft from the northwest corner of NE ¼, NW ¼, Sec 24, T87N, R10W of the 5th P.M., Buchanan County, Iowa, thence N89.0391°E 375 ft, S 280 ft, S89.0391°W 375 ft, N 280 ft to the point of beginning
4. Approval of request by Lucretia Frye to rezone approximately 2.7 acres from "A-1" Agricultural to "A-2" Agricultural in Section 31 of Buffalo Twp. for a single-family dwelling on previous farmstead. Description: Commencing N89.2405°E 278.857 ft from northwest corner of NW ¼, SE ¼, Sec 31, T90N, R8W of the 5th P.M., Buchanan County, Iowa, thence N89.4142°E 315 ft, S 280 ft, S89.4142°W 315 ft, N 380 ft to the point of beginning
5. Approval of request by Gary Peiffer to rezone approximately 2.1 acres from "I" Industrial to "R-3" Residential in Section 33 of Newton Twp. for the correction of the legal description of Zoning Ordinance Amendment 15-A-04 passed on May 4, 2015 to exclude the single-family dwelling that was rezoned "I" Industrial. Description: Commencing at the southwest corner of NW ¼, SW ¼, Sec 33, T87N, R7W of the 5th P.M., Buchanan County, Iowa, thence N2.4977°W 243.332 ft, N88.8164°E 129.811 ft, N53.5208°E 119.105 ft, N88.8164°E 102.274 ft, S2.4977°E 310.974 ft, S88.8164°W 265.859 ft, S87.7643°W 65.000 ft to the point of beginning
6. Adjournment

PUBLIC NOTICE

The Buchanan County Zoning Commission will meet at 7:00 PM on Tuesday, June 12, 2018 in the Buchanan County Public Health meeting room located at 1413 1st St W, Independence, IA.

This meeting is open to the public and anyone wishing to attend is welcome to do so.

AGENDA

1. Approval of minutes from the May 2018 meeting
2. Approval of request by Paul Niemann Construction Company to rezone approximately 82.4 acres from "A-1" Agricultural to "I" Industrial in Section 6 of Westburg Twp. for the extraction and the processing of limestone. Description: The east fractional ½ of the NE ¼ and the NE ¼ of the SE ¼ of Section 6, all in T88N, R10W of the 5th P.M. in Buchanan County, Iowa
3. Approval of request by Margaret Hall to rezone approximately 4.8 acres from "A-1" Agricultural to "A-2" Agricultural in Section 9 of Perry Twp. for a campground. Description: Commencing S0.3474°E 796.655 ft from the northwest corner of NE ¼, NW ¼, Sec 9, T89N, R10W of the 5th P.M., Buchanan County, Iowa, thence S79.7016°E 143.532 ft, S29.4697°E 221.338 ft, S10.4459°E 132.262 ft, S76.3885°E 96.5 ft, N31.6251°E 126.002 ft, S6.5650°W 386.514 ft, S0.1372°E 131.045 ft, N89.9578°W 255.224 ft, N13.6245°W 255.579 ft, N13.6249°W 219.713 ft, N62.7332°W 23.659 ft, N0.3483°W 305.937 ft to the point of beginning.
4. Approval of request by Albert Duroe to rezone approximately 2.0 acres from "A-1" Agricultural to "A-2" Agricultural in Section 8 of Perry Twp. for building a home. Description: Commencing N25.9037°W 473.512 ft from the southeast corner of SE ¼, NW ¼, Sec 8, T89N, R10W of the 5th P.M., Buchanan County, Iowa, thence W 304 ft, N 288 ft, E 304 ft, S 288 ft to the point of beginning.
5. Approval of request by Gary Peiffer to rezone approximately 4.4 acres from "I" Industrial to "R-3" Residential in Section 33 of Newton Twp. for the correction of the legal description of Zoning Ordinance Amendment 15-A-04 passed on May 4, 2015 to exclude the single-family dwelling that was rezoned "I" Industrial. Description: Commencing at the southwest corner of NW ¼, SW ¼, Sec 33, T87N, R7W of the 5th P.M., Buchanan County, Iowa, thence N2.4977°W 243.332 ft, N88.8164°E 129.811 ft, N53.5208°E 119.105 ft, N88.8164°E 432.496 ft, S2.8269°E 311.020 ft, S88.8164°W 597.868 ft, S87.7643°W 65.000 ft to the point of beginning.
6. Adjournment

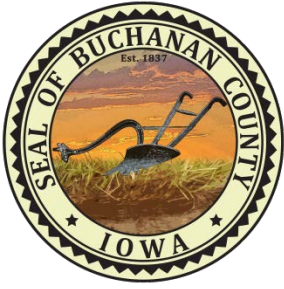
PUBLIC NOTICE

The Buchanan County Zoning Commission will meet at 7:00 PM on Tuesday, July 17, 2018 in the Buchanan County Public Health meeting room located at 1413 1st St W, Independence, IA.

This meeting is open to the public and anyone wishing to attend is welcome to do so.

AGENDA

1. Approval of minutes from the June 2018 meeting
2. Approval of request by TBB Farms LLC to rezone approximately 6.0 acres from "A-1" Agricultural to "R-2" Residential in Section 27 of Washington Twp. for a residential subdivision with lots similar size to those within the City of Independence limits.
Description: Center of Wapsie Access Blvd, 140 ft deep lots of parcel 06.27.376.009 and parcel 06.27.376007 going west in between parcel 06.27.376.005 to parcel 06.27.376.002.
3. Approval of request by Jon & Candace King to rezone approximately 6.1 acres from "A-1" Agricultural to "R-1" Residential in Section 15 of Hazleton Twp. to subdivide the current property into four lots, with the current house and lot being sold and having three additional lots to be able to build houses on those lots. Description: Parcel B in the NW ¼, SW ¼, Sec 15, T89N, R9W of the 5th P.M., Buchanan County, Iowa as described in Survey and Plat in File No 1994R04032 in the office of the Buchanan County, Iowa Recorder.
4. Approval of request by James & Kathleen Sweeney to rezone approximately 3.1 acres from "A-1" Agricultural to "A-2" Agricultural in Section 26 of Perry Twp. to split the existing single-family dwelling from the farm. Description: Commencing at the Center of Sec 26, T89N, R10 W of the 5th P.M., Buchanan County, Iowa; thence N2"59'12"W along the east line of the NW ¼ of said Sec 26, a distance of 185.59 ft to the point of beginning; thence continuing N2"59'12"W along said east line, 394.33 ft; thence S88"13'03"W, 354.35 ft; thence S2"44'04"E, 375.26 ft; thence S88"43'33"E, 356.92 ft to the point of beginning.
5. Adjournment



PLANNING & ZONING

BUCHANAN COUNTY

ZONING COMMISSION

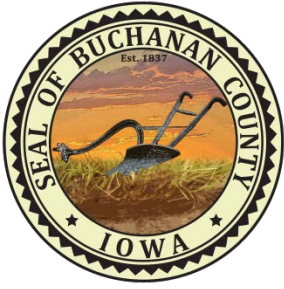
7:00 PM Tuesday, August 7, 2018

Buchanan County Public Health Meeting Room

1413 1st St W, Independence, IA 50644

Agenda

1. Approval of minutes from the July 2018 meeting
2. Approval of preliminary plat for Michael Wieland to subdivide 29 lots on 20.3 acres zoned "A-1" Agricultural for summer cottages. The property is located in the N $\frac{1}{2}$, SW $\frac{1}{4}$ and the S $\frac{1}{2}$, NW $\frac{1}{4}$ of Sec 29 and the NE $\frac{1}{4}$, SE $\frac{1}{4}$ and SE $\frac{1}{4}$, NE $\frac{1}{4}$ of Sec 30, all in T89N, R9W of the 5th P.M., Buchanan County, Iowa. The property is located at 1762 Otterville Blvd, Independence, Iowa.
3. Adjournment



PLANNING & ZONING

BUCHANAN COUNTY

ZONING COMMISSION

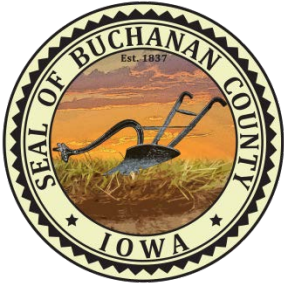
7:00 PM Tuesday, October 9, 2018

Buchanan County Public Health Meeting Room

1413 1st St W, Independence, IA 50644

Agenda

1. Approval of minutes from the August 2018 meeting
2. Approval of preliminary plat for Jon & Candice King to subdivide 4 lots on 6.64 acres zoned “R-1” Residential for single-family dwellings. The property is located in the W ½, NW ¼, SW ¼, Sec 15, T90N, R9W of the 5th P.M., Buchanan County, Iowa. The property is located at 1903 125th St, Hazleton, Iowa.
3. Adjournment



PLANNING & ZONING

BUCHANAN COUNTY

ZONING COMMISSION

7:00 PM Tuesday, November 13, 2018

Buchanan County Public Health Meeting Room

1413 1st St W, Independence, IA 50644

Agenda

1. Approval of minutes from the October 2018 meeting
2. Approval of final plat for Jon & Candice King to subdivide 4 lots on 6.64 acres zoned “R-1” Residential for single-family dwellings. The property is located in the W ½, NW ¼, SW ¼, Sec 15, T90N, R9W of the 5th P.M., Buchanan County, Iowa. The property is located at 1903 125th St, Hazleton, Iowa.
3. Adjournment