

### ZONING COMMISSION

7:00 PM Tuesday, February 5, 2019

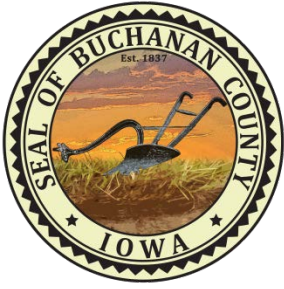
**Buchanan County Public Health Meeting Room  
1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Election of officers
2. Approval of minutes from the November 2018 meeting
3. Approval of request by Douglas & Julie Fliehler to rezone approximately 0.9 acres from “A-1” Agricultural to “C” Commercial in Section 31 of Madison Twp. for a barn and wedding event center. Description: Commencing N88.2001°E 603.704 ft from the southwest corner of Sec 31, T90N, R7W of the 5th P.M., Buchanan County, Iowa, thence N1.7999°W 150 ft, N88.2001°E 88 ft, N1.7999°W 75 ft, N88.2001°E 112 ft, S1.7999°E 225 ft, S88.2001°W 200 ft to the point of beginning.
4. Approval of request by Jon & Candace King to rezone approximately 6.1 acres from “R-1” Residential to “A-1” Agricultural in Section 15 of Hazleton Twp. to go back to original status of agricultural land. 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.
5. Approval of request by Louis & Shirley Wendling to rezone approximately 1.9 acres from “A-1” Agricultural and “R-3” Residential to “R-2” Residential in Section 29 of Washington Twp. to bring existing single-family dwellings into compliance and allow for the possible construction of two more dwellings. Description: Commencing N1.7688°W 326.675 ft from the southeast

corner of SW ¼, Sec 29, T89N, R9W of the 5th P.M., Buchanan County, Iowa, thence S88.2250°W 166 ft, N1.7750°W 500 ft, N88.2250°E 166 ft, S1.7750°E 500 ft to the point of beginning.

6. Approval of request by Louis & Shirley Wendling to rezone approximately 1.5 acres from “R-3” Residential to “A-1” Agricultural in Section 29 of Washington Twp. so this land can be reverted back to the appropriate zoning for row crops as the dwelling associated with the original rezoning of this land to “R-3” Residential is being requested to be rezoned to “R-2” Residential as part of request Z2019006. Description: Commencing N1.7750°W 288.011 ft from the southeast corner of SW ¼, Sec 29, T89N, R9W of the 5th P.M., Buchanan County, Iowa, thence S88.2385°W 114 ft, N1.7615°W 15 ft, S88.2385°W 305.25 ft, N1.7615°W 235, N88.2385°E 253.226 ft, S1.7750°E 211.375 ft, N88.2250°E 166 ft, S1.7225°E 38.664 ft to the point of beginning.
7. Discussion on Introduction to Planning and Zoning Workshops
8. Adjournment



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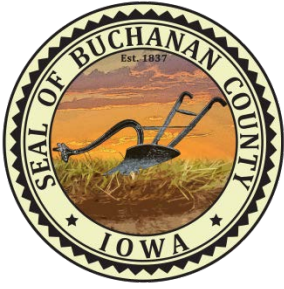
7:00 PM Tuesday, March 5, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the February 2019 meeting
2. Approval of request by Leona & Joseph Nichols to rezone approximately 6.61 acres from “A-1” Agricultural to “R-3” Residential in Section 7 of Cono Twp. for a rural residence. Description: The east 184 ft of the north 700 ft and the west 316 ft of the east 500 ft of the south 504 ft of the north 700 ft, all of the E ½, NW ¼, Sec 7, T87N, R8W of the 5th P.M., Buchanan County, Iowa.
3. Approval of request by M & D Seamans Family Trust to rezone approximately 2.00 acres from “A-1” Agricultural to “R-3” Residential in Section 7 of Cono Twp. for a rural residence. Description: Parcel B in the NE ¼, NW ¼, Sec 7, T87N, R8W of the 5th P.M., Buchanan County, Iowa as described in Survey and Plat in File No 2005R02704 in the office of the Buchanan County, Iowa Recorder.
4. Approval of request by Shane & Michelle Paris to rezone approximately 5.00 acres from “A-1” Agricultural to “R-3” Residential in Section 20 of Madison Twp. to construct a single-family dwelling to replace the previous single-family dwelling that was demolished. Description: Commencing south 575 ft from the northwest corner of Sec 20, T90N, R7W of the 5th P.M., Buchanan County, Iowa, thence east 521 ft, south 418 ft, west 521 ft, north 418 ft to the point of beginning.
5. Discussion on Introduction to Planning and Zoning Workshops
6. Adjournment



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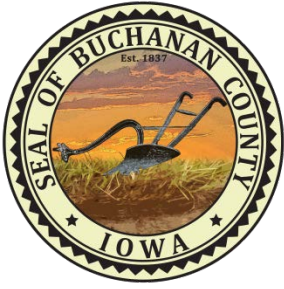
7:00 PM Tuesday, April 2, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the March 2019 meeting
2. Approval of request by Richard Hare to rezone approximately 1.0 acres from “R-3” Residential to “C” Commercial in Section 11 of Homer Twp. for the construction of a 60’ x 90’ storage building for antique cars. Description: The East 190 ft of the North 236.65 ft of the NE ¼. Sec 11, T87N, R9W of the 5th P.M., Buchanan County, Iowa.
3. Approval of request by Richard Hare to rezone approximately 7.2 acres from “R-3” Residential and “A-1” Agricultural to “R-1” Residential in Section 11 of Homer Twp. for the creation of a subdivision consisting of single-family dwellings. Description: The East 190 ft of the North 1893.2 ft of the NE ¼. Sec 11, T87N, R9W of the 5th P.M., Buchanan County, Iowa, EXCEPT the East 190 ft of the North 236.65 ft of the NE ¼. Sec 11, T87N, R9W of the 5th P.M., Buchanan County, Iowa.
4. Approval of request by Richard Hare to rezone approximately 4.4 acres from “R-3” Residential to “A-1” Agricultural in Section 11 of Homer Twp. to revert back to agricultural field. Description: The East 296 ft of the North 1810 ft of the NE ¼. Sec 11, T87N, R9W of the 5th P.M., Buchanan County, Iowa, EXCEPT the East 190 ft of the North 1810 ft of the NE ¼. Sec 11, T87N, R9W of the 5th P.M., Buchanan County, Iowa.
5. Approval of request by Jodene Puff & Golden Grain Enterprises to rezone approximately 6.7 acres from “A-1” Agricultural to “R-1” Residential in Section 4 of Hazleton Twp for the creation of a subdivision consisting of single-family and two-family dwellings. Description: Parcel E in the fractional Northwest 1/4 of the Northeast 1/4 of Section 4, Township 90 North, Range 9 West of the 5th P.M., as described in the corrective Plat of Survey in File No. 1998R03987, EXCEPT Parcel "H" in the Fractional Northwest 1/4 of the Northeast 1/4 as described in corrective Survey and Plat Recorded as File No. 1997R03115.
6. Adjournment



## PLANNING & ZONING

BUCHANAN COUNTY

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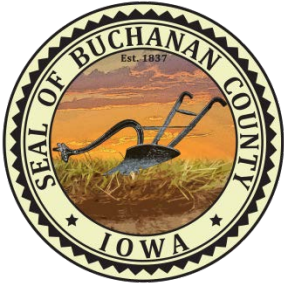
7:00 PM Tuesday, May 7, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the April 2019 meeting
2. Approval of request by Michael & Donna Schares to rezone approximately 10.7 acres from “A-1” Agricultural to “R-1” Residential in Section 33 of Perry Twp. for the creation of a subdivision consisting of four lots. Description: The south 506 ft of the SW ¼, SW ¼, Sec 33, T89N, R10W of the 5th P.M., except the west 256.92 ft and except Parcel E as described in Plat of Survey in File No. 2009R03377.
3. Review of proposed Buchanan County Subdivision Ordinance
4. Adjournment



## PLANNING & ZONING

BUCHANAN COUNTY

### ZONING COMMISSION

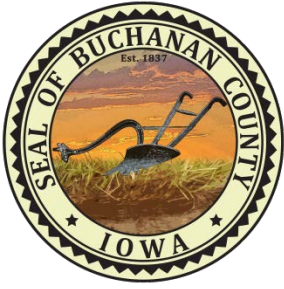
7:00 PM Tuesday, June 4, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the May 2019 meeting
2. Approval of request by Craig & Patricia Cameron & Chris Cameron to rezone approximately 4.7 acres from “A-1” Agricultural to “R-3” Residential in Section 28 of Washington Twp. for a rural residence with light agricultural activities. Description: Commencing at the northwest corner of Sec 28, T89N, R9W of the 5th P.M., Buchanan County, Iowa, thence N88.1103°E 280.38 ft, S1.6724°E 783.083 ft, N72.7678°W 296.364 ft, N1.6724°W 686 ft to the point of beginning.
3. Review of the proposed Buchanan County Subdivision Ordinance
4. Adjournment



## PLANNING & ZONING

BUCHANAN COUNTY

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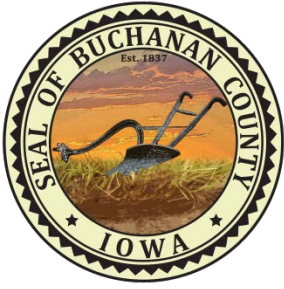
7:00 PM Tuesday, June 4, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the June 2019 meeting
2. Joint meeting with the Buchanan County Board of Supervisors to review the proposed Buchanan County Subdivision Ordinance with INRCOG staff
3. Adjournment



## PLANNING & ZONING

BUCHANAN COUNTY

### ZONING COMMISSION

7:00 PM Tuesday, August 6, 2019

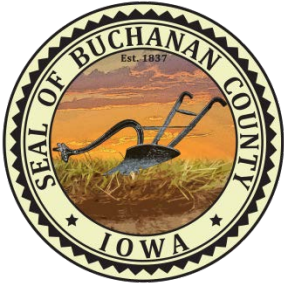
**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Call to Order
2. Approval of minutes from the June and July 2019 meetings
3. Public Hearing: Approval of the Buchanan County Subdivision Ordinance
4. Adjournment





## PLANNING & ZONING

BUCHANAN COUNTY

### ZONING COMMISSION

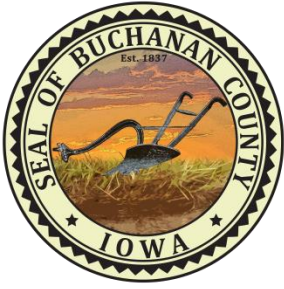
7:00 PM Tuesday, September 17, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Call to Order
2. Approval of minutes from the August 2019 meeting
3. Public Hearing: Approval of request by William W Helmuth to rezone approximately 1.6 acres from "A-1" Agricultural to "I" Industrial in Section 24 of Fairbank Twp. for the operation of a machine and repair shop. Description: Commencing N83.7982°E 584.150 ft from the southwest corner of Sec 24, T90N, R10W of the 5th P.M., Buchanan County, Iowa, thence N0.0000°E 219.859 ft, N88.2092°E 315.535 ft, S0.0000°W 219.859 ft, S88.2092°W 315.535 ft to the point of beginning.
4. Public Hearing: Approval of request by William W Helmuth to rezone approximately 0.9 acres from "A-1" Agricultural to "R-1" Residential in Section 24 of Fairbank Twp. for a private school. Description: The south 200 ft of the west 200 ft of parcel 01.24.300.004 excluding ROW in the SW ¼, SW ¼, Sec 24, T90N, R10W of the 5th P.M., Buchanan County, Iowa.
5. Adjournment



## PLANNING & ZONING

BUCHANAN COUNTY

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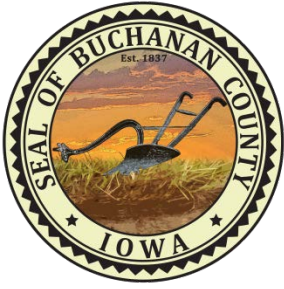
7:00 PM Tuesday, November 12, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the September 2019 meeting
2. Review of proposed amended Buchanan County Zoning Ordinance
3. Adjournment



## PLANNING & ZONING

BUCHANAN COUNTY

### ZONING COMMISSION

7:00 PM Tuesday, December 3, 2019

**Buchanan County Public Health Meeting Room**

**1413 1<sup>st</sup> St W, Independence, IA 50644**

#### Agenda

1. Approval of minutes from the November 2019 meeting
2. Public Hearing: Approval of preliminary plat for Michael & Donna Schares in Section 33 of Perry Twp.
3. Public Hearing: Approval of request by James Kaufman Sr to rezone approximately 2.06 acres from "A-1" Agricultural and "I" Industrial to "C" Commercial in Section 4 of Fairbank Twp. for a retail store.
4. Review of proposed amended Buchanan County Zoning Ordinance
5. Adjournment