

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**January 18, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Absent	2025

**Members Present:** Jack Knight, Duane Leppert, James Pladsen, Teresa Severson

**Members Absent:** James Garrett and Teresa Severson

**Others Present:** Mandy O'Neill, Administrative Assistant, Stephanie Runkle- Zoning Administrator, Zach & Becky Steffens via zoom

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 5:00 pm by Chair Jim Pladsen

**Approval of Agenda:** Motion by Leppert. Seconded by Knight. All in favor. MCU

**Approval of December 20, 2021 Minutes:** Motion by Knight. Seconded by Leppert. All in favor. MCU

**Public Comment:** None

**New Business:**

**(1) Subdivision Plats**

- a. Richard H Berns- Parcel ID 19-10-200-007. Discussion took place of the subdivision plat where 4 acres will be sold to his daughter and son in law, Zach & Becky Steffens to build a home. The need for access is discussed. Knight made a motion for approval, seconded by Severson, MCU.
- b. Alan P & Lori K Heitman Parcel ID 02-23-200-007. Discussion of the subdivision plat took place of this non-conforming lot. One acre was being asked for and Stephanie spoke to Mohn Surveying about the need of 2.63 less right of way for conformity. Leppert made a motion for approval, Knight seconded, MCU.
- c. Sarah L Grover- Parcel ID 17-29-400-007. Discussion of the subdivision plat of the two newly created 1-acre parcels. Board of Adjustment proved this as a hardship and the zone remains A1 with two parcels at 1 acre each. Leppert made a motion for approval, Knight seconded, MCU.

**(2) Zoning Ordinance Discussion/Bluffland Protection Overlay District Assessment**

**(3) Discussion regarding resolution of bluffland excavation at 378 Lonings Drive.**

- a. #2 & #3 were discussed together. In the new ordinance update and proposal there should be discussion of quarry tailings that do not equal bluffland. Defining bluffland and enforcing it are two different things. The PowerPoint slideshow that was created for the Board of Adjustments meeting was presented for the Planning & Zoning Commission. It was proven as defined by the Planning & Zoning Office, as well as Ryland Benzing using DNR lidar mapping that parcel #0502200040 is bluffland. BOA did have a unanimous vote on this decision of bluffland. Per Allamakee County Assistant Attorney Jill Kistler and Allamakee County Attorney Tony Gericke it is now up to the Planning & Zoning Commission to come up with

penalties for the bluffland destruction. Many possibilities of penalties arose in discussion such as: filling in the road and planting trees aka-putting it back; working the fine off with restoration of bluff; the time frame of what they would need to and when it would need to be done by. Discussion took place of Indian burial grounds in that area and that there's an archaeologist at Luther College who has interest in this. There are many sand holes near the Upper Iowa River, and this could be discussed with LuAnn Rolling at the NCRS office. After much discussion, it was deemed a site visit was wanted from the board members. Site visit set for 1/25/22, meeting at 11am.

- (4) Planning & Zoning mini marketing campaign plans and implementation
- a. Runkle explained there will be ads running soon in the paper and a list will be sent to contractors, surveyors, mortgage lenders, and real estate agents reiterating the expectations of the Planning and Zoning Office prior to any construction in the County.

**Office Updates/General Discussion:** Review of Section 503.11 in the Allamakee County Zoning Ordinance and how every board member is required to cast a vote under each motion, including chairman.

**Adjourn:** There being no further business to discuss, motion by Knight/Seconded by Leppert to adjourn. Motion stands with meeting adjourned at 6:45pm MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**January 28, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, Duane Leppert, James Pladsen, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant; Stephanie Runkle- Zoning

Administrator; Jill Kistler- Assistant County Attorney; Laurie Moody- Environmental Health;  
Steve Belay via zoom; Mellissa Column with Postville Herald; Colton & Tessa Willie

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**\*\*Advised everyone meeting is being recorded\*\***

**\*\*Laurie Moody, Stephanie Runkle, Jack Knight & Duane Leppert were at the site at 578  
Lonnings Drive at 9am, but it was not a meeting as there was not a quorum. \*\***

**Call to Order:** P & Z meeting was called to order at 11:00 am by Chair Jim Pladsen

**Approval of Agenda:** Motion by Knight. Seconded by Leppert. All in favor. MCU

**New Business:** Pladsen questions Runkle about what the purpose of today's meeting is? Runkle explains today's meeting as the Planning and Zoning Commission along with herself have been tasked with how to proceed with a penalty for the Willies for the destruction of Bluffland at their Upper Iowa Resort property. She mentions the Willies have until February 10<sup>th</sup> to appeal the Board of Adjustments decision from January 11, 2022. Runkle states there was a site visit to the property at 9:30 today with Laurie Moody, Jack Knight, Duane Leppert and herself. Jill Kistler further explains that while some members wanted to visit the site it was deemed unnecessary to have an official meeting.

Knight questions when the other violations concerning the Upper Iowa Resort property will be addressed and whether they are forbidden from bringing it up. Kistler responds the only part concerning today's meeting is the Bluffland because that is the portion that has been addressed with the County Attorney.

The Willies took possession of Upper Iowa Resort January 2021. Runkle reviewed the Board of Adjustments Power Point from 1/11/2022, which includes a timeline of events leading up to 1/11/22. During the explanation of the pictures contained in the Power Point Colton Willie comments that the Eastern Bluff was previously dug out by the Quarry. Teresa Severson asked Runkle to go back a slide and proceeded to question the Willie's about what they considered excavated fill from the quarry and what wasn't. Colton Willie motioned at the Power Point, pointing to where he thought had been previously excavated. Severson points out that it could have been excavated before 2008, when the Bluffland was enacted and Colton Willie agrees. Knight questions if the road is partially built through the Bluffland? Runkle states it does go straight through the Impact Zone on the non-quarry side. For those on Zoom, the Bluff Impact and Bluff Protection Zones were explained.

Pladsen mentions the Ordinance does not make a distinction between what is a man-made Bluff and what is a "natural Bluff". Kistler asks Runkle to further explain the markings on Ryland Benzing Survey regarding Bluff Impact Zone and Bluff Protection Zone for the people on Zoom. Runkle explains the Survey and the process to be able to build in the Bluffland Protection Zone. Runkle mentions the problem is that now that this area has been leveled and excavated it no longer is "Bluffland". The Willies have essentially removed the Bluffland. Pladsen clarifies the process the Willie's have been through including their appeal to the Board of Adjustment and until the present day. Willies mention that the work was already done before Runkle got up there, Severson clarifies that even after Runkle told them to stop they continued with their development including further excavating. Willie states that you cannot get anyone for less than \$100,000 so they continued with the progress. Kistler asked if any of the contractors asked for any permits. Willies said no.

Knight asks for clarification of what we are deciding, Pladsen tells that it is only the Bluffland that is being deciding.

Runkle recites the Violations to the Bluffland Protection District as it pertains to the Section 302 of the Allamakee County Zoning Ordinance.

Pladsen states the Ordinance states there are fines for violations, but the ordinance does not speak specifically to violations of the Bluffland.

Runkle states she would like to see restoration of the Bluffland in that area. Knight quips having another road built that does not go through the Impact Zone, restoration of vegetation, tree planting. Severson says she is not for allowing a variance through the Bluffland. Severson asks the Willies what they feel is an appropriate ramification for the violation. Willies state they should be able to use that road and replant vegetation.

Pladsen brings the meeting back around to the purpose of the meeting stating it is for the judge to decide. Kistler states that it is clear from the County Attorney's office that there was a violation and we are just asking what does everyone see as appropriate remediation for this. Runkle states that \$750 per day gets messy.

Pladsen asks does the board think its appropriate to fine or restoring the Bluffland. Severson states they should Restore, Knight states that the money involved in restoration takes care of the fine. Pladsen states when the Bluffland Ordinance is violated are fines or restoration or a combination of both appropriate. Leppert states he needs more people to speak. Knight states a fairly restoration of the lot is how he would lean. Willie states he didn't know about Bluffland and what is the Planning and Zoning is going to do different to ensure this doesn't happen again. Pladsen mentions that there are people who come from all over who don't live in Allamakee County and they somehow find their way into the courthouse. Laurie Moody most contractors in our county are familiar with the Zoning Office. Willie stated that he had Ryland Benzing out to mark the property line and he never said anything. Pladsen states that normally you would have a site plan and make an application to come speak to us, but you didn't do that. Runkle states that because of this infraction the Zoning Office is putting out further marketing regarding the rules of our county. Knight states the Allamakee County Economic Development is putting out info too. Pladsen clarifies that we are focusing on restoration with

concurrency from Leppert. Severson states restoration with trees planted. Severson is worried about future usage. Runkle states that it good to know that if you aren't in a good space for exact restoration is ok, but we are on a timeline. Kistler says usually it doesn't go this far as far as the destruction of the Bluffland, it is very rare that someone has gone and done their project rung their bell and then we are trying to make it better.

Pladsen asks if anyone would want them to fill in at the top as well as the road. Knight comments that the Planning and Zoning Commission has a history of working with people. Tessa Willie clarifies where the road actually is as it pertains the Bluffland. Pladsen says the decisions are really up to the Bluff. Runkle states if we are in consensus of filling in that road I am ok with not filling in the top. Pladsen states that removal of the water and sewer lines in that location seem appropriate. Kistler states the plan is to meet with their attorney next week and she is looking how to go forward on this, the ideas they are giving them is good. Runkle states that she told them to stop and they continued. Willie stated they were already done with that section. Pladsen asks the room if they agree with the road /slash improvements previously stated and to make sure they do not take it personal, in agreement going forward. Runkle clarifies we are asking for these improvements only the areas designated Bluffland, not in the entire parcel. Pladsen lays out the road and other violations should be removed, planting trees and restoring vegetation per DNR or coordinated plan...is there anything else as far as the staff or board or Kistler is concerned. Laurie Moody states that once this matter gets closed out she has other concerns that need to be addressed. Floodplain is a big deal and any dirt moving, and campsite or ground moving in the floodplain requires a permit form the DNR. Moody also mentions in the process of fixing "your remediation" the Bluffland does have road requirements including grade and width and there will be additional things that come with the septic because of mere location. Moody quips there is a sandpit there and to consider the soil of the area and further engineering, working with her and septic installer before a guy comes with the back hoe. Knight questions if we can talk about the other violations, but people said no. Pladsen says do we all agree that having the improvements done as afar as with anything that is not in compliance with the Bluffland Ordinance be removed, restore the vegetation with accordance of a DNR plan. Filling in of the road is included under "improvements". Kistler mentions something of a permanent marker that designates this was Bluffland and no future excavation is allowed as a recorded document. Pladsen inquires with the county employees or people on Zoom if they have anything further they need to discuss. Pladsen reiterates that this is not personal and everyone is bound by the laws to do what is necessary at this time. Knight makes a motion to adjourn, Severson seconds.

**Adjourn:** There being no further business to discuss, motion by Knight/Seconded by Severson to adjourn. Motion stands with meeting adjourned at 12:42pm MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**\*\*FULL AUDIO MINUTES AVAILABLE IN PLANNING & ZONING OFFICE\*\***

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**February 21, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, Duane Leppert, James Pladsen, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant; Stephanie Runkle- Zoning Administrator; Rick Zarwell and Karen Pratte via zoom

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 5:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Severson. Seconded by Leppert. All in favor. MCU

**Approval of 1/18/22 & 1/28/22 Minutes:** Motion by Severson. Seconded by Leppert. All in favor. MCU

**New Business:**

**(5) Subdivision Plats**

- a. **Gregory J Benjegerdes- Parcel ID 10-16-300-011.** Discussion took place of the subdivision plat where 3 acres +/- will be sold to his son. Leppert made a motion for approval, seconded by Severson, MCU.
- b. **David D Vorwald- Parcel ID 20-02-300-009.** Discussion took place of the subdivision plat where 25 acres to the South will be sold. Severson made a motion for approval, seconded by Leppert, MCU.
- c. **Randy J & Melissa J Wedo- Parcel ID 21-08-100-007.** Discussion took place of the subdivision plat where 4.3 acres are being parceled off for mortgage purposes. Leppert made a motion for approval, seconded by Severson, MCU.
- d. **Bernard J Welsh Estate- Parcel IDs 06-32-400-001, 10-05-100-001 and 06-32-300-005.** Discussion took place of the subdivision plat where or the sale of 320 +/- acres for farm tracts were sold at auction. Discussion took place of the fence law between the parcels. Severson made a motion for approval, seconded by Pladsen, Opposed- Leppert.
- e. **Samuel D & Shelby J Schwartz- Parcel IDs 10-36-200-006 and 11-31-100-005.** Discussion took place of the subdivision plat where 5 acres are being sold. There is currently access to the South right now off Elon Rd but no access from Scenic Valley Rd. Plat is tabled by a motion from Severson based on provided easement is not adequate. Leppert seconded, AIF, MCU.
- f. **Robert A & Kristi M Hager- Parcel ID 06-28-300-010.** Discussion took place of the subdivision plat where three lots will be created each containing 3-4 acres. Severson made a motion for approval, seconded by Leppert, MCU.

**Office Updates/General Discussion:**

- Updates on 578 Lonnings Drive Agreement- Runkle presents the negotiation that took place with Stephen Belay, Willies Attorney and Jill Kistler, Allamakee County Attorney. All but one thing requested was granted. The road is allowed to be kept through the bluffland. Runkle states we could take this to court, but the results could be less than what we're getting now. See miscellaneous recorded document book 2022 page 435.
- Letters will be going out to contractors, real estate agents and bankers about the process in the planning and zoning office for permits.

**Adjourn:** There being no further business to discuss, motion by Severson/Seconded by Knight to adjourn. Motion stands with meeting adjourned at 6:00pm MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date



**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**March 23, 2022**

<b>Roll call of Commission Members:</b>			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, Duane Leppert, James Pladsen, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant; Stephanie Runkle- Zoning Administrator

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 5:02PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Leppert. Seconded by Severson. All in favor. MCU

**Approval of 2/21/22 Minutes:** Motion by Severson. Seconded by Knight. All in favor. MCU

**New Business:**

**(6) Subdivision Plats**

**Doris Berns Estate- Parcel ID 17-17-300-006 & 17-17-300-007.** Discussion took place of the subdivision plat where two sons will have possession of the farmland and the remainder is going into an LLC. The easement is good for the LLC. Leppert made a motion for approval, seconded by Severson, MCU.

- a. **Roger Matthew Pladsen; Stephen, Michele & Chase Pladsen- Parcel ID 16-11-200-006.** Discussion took place of the subdivision plat where 3.65 acres will be sold, which is where the current home and farm buildings sit. County Sanitarian, Laurie Moody, made mention on the form A that the septic must be replaced ASAP, which failed 9/26/2018. Discussion took place on how the board would like to back Laurie up on this, but they are not in a legal position to do so with the general requirements of a subdivision. Due diligence has been done, but there is nothing the board can do. Severson made a motion for approval, seconded by Knight. Pladsen-Yay; Leppert-Nay. Motion Carried 3-1.

**Office Updates/General Discussion:**

- April through November meetings will be held at 6pm.

**Adjourn:** There being no further business to discuss, motion by Severson/Seconded by Knight to adjourn. Motion stands with meeting adjourned at 5:52pm MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**Minutes of the Meeting of the  
Allamakee County Planning & Zoning Commission  
April 12, 2022**

**On-Site Visit Parcel ID 17233000024- Falling Star Lane Harpers Ferry, IA**

Meeting was called to order at 3:30PM By Chair James Pladsen.

**Roll Call of Commission Members:**

			<b>Term Expires</b>
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
		Teresa Severson	Present
		2025	

**Staff Present:** Stephanie Runkle, Zoning Administrator and Mandy O'Neill, Administrative Assistant

**Others Present:** Brent & Kristine Steege

**New Business:**

Site visit to Parcel ID 17233000024, Brent & Kristine Steege- Falling Star Lane Harpers Ferry, IA. A tour of the sight was held for construction in the bluffland. No decision was made.

**Adjourn:** Meeting adjourned at 4:15 pm

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Stephanie Runkle, Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**April 18, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Absent	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, Duane Leppert, James Pladsen, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant; Stephanie Runkle- Zoning Administrator

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 6:05PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Knight. Seconded by Severson. All in favor. MCU

**Approval of 3/23/22 Minutes:** Motion by Severson. Seconded by Knight. All in favor. MCU

**Approval of 4/12/22 Minutes:** Motion by Severson. Seconded by Knight. All in favor. MCU

**New Business:**

- (1) Matt & Julie Rethwisch Zoning Change.** Parcel ID 0732251023. 1454 Highway 9, Lansing. Runkle presented the map showing where the portion of commercial zoning the Rethwisch's want to change to A-1. They are building a home and you cannot place a home within a C-1 zoned district. A septic agreement is in place with Laurie Moody, Environmental Health Sanitarian, to tie in the new homes septic with the business. Motion by Severson to approve the zoning change for a portion of the parcel to A-1 to adjoin the current zoned A-1 portion. Seconded by Knight. AIF. MCU.
- (2) Brent & Kristine Steege Construction in the Bluffland.** Parcel ID 1723300024. Falling Star Lane, Harpers Ferry. Alivin Yoder, independent contractor for Ashbacher Building Supply, applied for the Steeges building permit to place a 40'x48' shed on this parcel. The shed has begun to be built in all 50' of the bluff protection zone and 28' into the bluff impact zone. Mohn Surveying has moved the proposed building out of the impact zone. Steeges stated they will need to remove three 100-year-old trees to move the building. They also stated they have an erosion control plan in place and the building will also blend into the environment. They would also like to plant trees into the bluffland once the building is moved. Severson makes a motion to approve the new proposed site plan moving the building out of the bluff impact zone. Knight Seconded. AIF. MCU
- (3) Subdivision Plats**

**Kevin Welch.** Parcel ID 2133100013. Discussion took place of the subdivision plat where 4.51 acres will be sold. The 66' easement is not shown on the plat, but Runkle makes mention that in order for them to obtain a building permit for a residence, a 66' easement will need to be shown. Consensus by the commission was made that their position is to avoid future issues, so therefore a motion is made by Pladsen to table until

the easement verification is completed. A phone meeting verification can take place if needed prior to next months meeting.

**Lyle Dee.** Parcel ID 1030101002 & 1019300003. Discussion took place of the subdivision plat where 28.6 acres will be sold. This subdivision plat is within 2 miles of Waukon City Limits, so a resolution has to be approved through the City Council at tonight's meeting as well. Knight made a motion for approval, Severson seconded. MCU.

**Office Updates/General Discussion:**

Postcards have been mailed to contractors, realtors, etc. in the County.

Discuss Planning & Zoning Training put on by ISU held on April 5<sup>th</sup>

Site visits taking place for properties in violation of the ordinance with junk cars.

**Adjourn:** There being no further business to discuss, motion by Severson/Seconded by Knight to adjourn at 7:10PM. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**Minutes of the Meeting of the  
Allamakee County Planning & Zoning Commission  
April 22, 2022  
Special meeting**

**Roll Call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Absent	2024
		Teresa Severson	Present
		2025	

**Members Present:** Jack Knight, James Pladsen, Teresa Severson

**Members Absent:** James Garrett, Duane Leppert

**Others Present:** Stephanie Runkle- Zoning Administrator

***\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried  
Unanimously***

**Call to Order:** P & Z meeting was called to order at 9:00 AM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Severson. Seconded by Knight. All in favor. MCU

**New Business:**

**(A) Subdivision Plats**

Kevin Welch- Parcel ID 2133100013. Discussion took place of the subdivision plat where Kevin was parceling off his property. Questions regarding access have been answered and with no further questions regarding this subdivision, Severson made a motion to approve, Knight seconded MCU

**Adjourn:** There being no further business to discuss, motion made by Severson/ seconded by Knight to adjourn. Motion stands with meeting adjourned at 9:30 AM. MCU

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Stephanie Runkle, Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**May 16, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Present	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, Duane Leppert, James Pladsen, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant; Stephanie Runkle- Zoning Administrator; James Hagarty & Dan Duda; Ann Klees on zoom

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 6:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Knight. Seconded by Severson. All in favor. MCU

**Approval of 4/18/22 & 4/22/22 Minutes:** Motion by Knight. Seconded by Severson. All in favor. MCU

**New Business:**

**(1) Subdivision Plats**

**Sam Schwartz** Parcel ID 1036200006 & 1131100005. Discussion took place of the subdivision plat where 4.51 acres will be sold. Plat had been tabled from the 2/21/22 Planning and Zoning meeting for inadequate easement provided. The plat now shows a 66' easement has been recorded. Severson made a motion for approval, Knight seconded. MCU.

**Michael & Kelly Schwarck** Parcel ID 2021300011. Discussion took place of the subdivision plat where owners are parceling off home from acreage. Severson made a motion for approval, Knight seconded. MCU.

**Stortz Farm Partnership** Parcel ID 0915400008. Discussion took place of the subdivision plat where three parcels will be created for sale. Access was discussed and is shown on the plat. Severson made a motion for approval, Knight seconded. MCU.

**Richard Bennett** Parcel ID 0603400017. Discussion took place of the subdivision plat where four parcels, each containing 3+ acres will be created for sale. Runkle notes the agricultural area in this subdivision, stating it is like an HOA, that zoning does not regulate. There is a legal right to withdraw stated in section 352.9 state of Iowa code and this would be filed with the Board of Supervisors. Building permits won't be issued on these lots until withdrawal is recorded. Severson made a motion for approval, Knight seconded. Leppert- Nay. Motion carried 3:1 vote.

**Office Updates/General Discussion:**

June 20<sup>th</sup> is the next scheduled P & Z meeting, but Stephanie will be out of the office that week. It is requested that the meeting be moved to June 16.

Discussion took place of developing a nuisance ordinance because of the influx of complaints. The want is to control excess vehicles and appliances on properties being visible from the road. No determination was made.

Dad Duda presents the bluffland issue at 268 Prairie Drive, property owned by Shirley Mulcahey. They were issued a building permit in December of 2020 for a 30'x48' shed, which they didn't go through with as they would like to build it in the southwest area of the property, which is consumed by bluffland, and they would like to file an appeal to build in the bluffland. Duda is asking for a site visit of his property before he moves forward with the appeal. Site visit is scheduled for June 9<sup>th</sup> at 6pm.

**Adjourn:** There being no further business to discuss, motion by Severson/Seconded by Knight to adjourn at 8:30PM. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date





**Minutes of the Meeting of the  
Allamakee County Planning & Zoning Commission  
June 9, 2022  
On-Site Visit**

Meeting started at 4:00 when Planning and Zoning Commissioner members Jim Garrett, Jack Knight, and Duane Leppert had a quorum with Zoning Administrator Stephanie Runkle while en route to the first site visit at 2584 Washington Rd. Dorchester, IA.

**Roll Call of Commission Members:**

			<b>Term Expires</b>
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Present	2022
Chairperson	James Pladsen	Absent	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Staff Present:** Stephanie Runkle, Zoning Administrator

**Others Present:** Wally & Traci Mahr and Dan Duda

**New Business:**

- 1.** 4:30 Site Visit: 2584 Washington Rd. Dorchester - Wally & Traci Mahr. A tour of the sight was held for construction in the bluffland. No decision was made.
- 2.** 5:30 Site Visit 268 Prairie Drive Waukon- Dan Duda as a representative for Shirley Mulcahey  
A tour of the sight was held for construction in the bluffland. No decision was made.

**Adjourn:** Meeting adjourned 6:00 pm

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Stephanie Runkle, Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**June 16, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Present	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, , James Garrett, Duane Leppert, James Pladsen, Teresa Severson

**Members Absent:** None

**Others Present:** Mandy O'Neill, Administrative Assistant; Stephanie Runkle- Zoning Administrator; James Hagarty & Dan Duda; Ann Klees on zoom

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 4:30PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Leppert. Seconded by Knight. All in favor. MCU

**Approval of 5/16/22 Minutes:** Motion by Knight. Seconded by Leppert. All in favor. MCU

**Approval of 6/9/22 Site Visit Minutes:** Motion by Knight. Seconded by Garrett. All in favor.

MCU

**Public Comment:**

1. James Hagarty presented on his property at 2630 Walleye Lane, Lansing. He would like to change the zoning of his property which is dual zoned R-1 and R-3. After discussion with the board, Runkle advised Hagarty to come into the office on July 5 when she returns, to fill out an application and the public hearing for the zoning change will take place on July 18 at 6pm. The process of three readings by the Allamakee County Supervisors was explained.

**New Business:**

1. Dan Duda & Shirley Mulcahey Bluffland Decision- Site visit took place at 268 Prairie Drive on June 9<sup>th</sup> and this visit was discussed amongst the board members. Duda was advised of section 401.2 in the Zoning Ordinance and discussion of his survey took place, stating that it showed the bluffland impact closer to the property line and he wants his access road right through the bluffland impact zone. Duda is appealing the Zoning Administrators decision to build in the bluffland. Severson makes a motion to deny site plan/Knight seconds. MCU Duda is advised they would need a new building permit if they choose to build in the tillable.
2. Wally Mahr Bluffland Decision- Site visit took place at 2584 Washington Road on June 9<sup>th</sup> and this visit was discussed amongst the board members. Wally would like to build a 24'x36' cabin in the bluff protection area. Discussion took place of fencing the land and access width of the driveway. Garrett made a motion to approve the stie plan in the bluffland protection area/Knight seconded. Severson abstained. Aye- Pladsen and Leppert. Motion Carried.

**(7) Subdivision Plats**

**Rolinda Acres LLC** Parcel ID 1125300008 & 1126400008 Discussion took place of the subdivision plat where 3.5 acres where the home sits will be split off the farm for estate planning. Two easements are provided on the plat. Leppert made a motion for approval, Garrett seconded. MCU.

**Erma Jean Swenson** Parcel ID 2019100009. Discussion took place of the subdivision plat where owner is selling land North of Cherry Valley Drive. Garrett made a motion for approval, Leppert seconded. MCU.

**Gene C Kurth** Parcel ID 2025300038 Discussion took place of the subdivision plat where 4 acres of tillable land will be sold off farm. Garrett made a motion for approval, Severson seconded. MCU.

**Dennis J & Vickie S Curtin** Parcel ID 0909100028. Discussion took place of the subdivision plat where 10 acres will be sold to their son Casey. Garrett made a motion for approval, Leppert seconded. MCU.

**John Hennessy- Cemetery N/K/A Holy Cross Cemetery-** Parcel ID 0321300010 Selling 1.18 acres to adjoining land owner, Don Hitchins. Discussion took place on the walking path easement for access to the cemetery. Garrett made a motion for approval, Knight seconded. MCU.

**Anthony Baxter-** Parcel ID 0907400011. 3.21 acres is being sold off the farm parcel. Easement will be shown on the deed. Garrett made a motion to table the plat until board can see the easement/Severson seconded. MCU

**Office Updates/General Discussion:**

Ag area updates- Richard Bennett's property has been removed. For reference of other properties in Allamakee County in an Ag area, they can subdivide property, but cannot build unless related to farming.

**Adjourn:** There being no further business to discuss, motion by Garrett/Seconded by Severson/ to adjourn at 6:10PM. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

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Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**July 18, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Absent	2025

**Members Present:** Jack Knight, Duane Leppert, James Pladsen

**Members Absent:** James Garrett, Teresa Severson

**Others Present:** Mandy O'Neill, Administrative Assistant; Stephanie Runkle- Zoning Administrator; James Hagarty, Elmer Miller & Raleigh Buckmaster

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 6:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Leppert. Seconded by Knight. All in favor. MCU

**Approval of 6/16/22 Minutes:** Motion by Knight. Seconded by Leppert. All in favor. MCU

**Public Comment:**

1. James Hagarty presents for a proposed zoning change on his property at 2630 Walleye Lane, Lansing. The amendment will change the zoning district in one portion of a parcel from R-1 Residential to R-3 Residential. Parcel ID: 1317100024; Lansing Township, Section 17, T98N, R2W. This Zoning change will allow for a minimum of a 1-acre lot rather than a 3-acre lot. Runkle explained how the zoning currently stands- Mr. Hagarty's one parcel has two zones in it, containing half of the parcel at R1 and the other half of the parcel at R3. Discussion took place of the easements to enter his parcel. Knight makes a motion to approve the zoning change to R3 and Leppert seconds. All in Favor. MCU.

**New Business:**

1. Elmer Miller resides at 1291 Grant Rd, Waukon. Elmer is present to discuss preparing a zoning change for this address so he can have a small butcher shop. Elmer would like to process 20-30 beef per month, 15-20 pigs per month and then deer during deer hunting season. He is proposing a building in the size of 40'x72' and 16'x20' pens. The bones and cartilage will go on a rendering truck, and he will land apply the blood on his 15 acres behind the proposed shop. Elmer would like to employ 2-3 other people. He will be prepared for custom and retail business. Runkle states she is meeting with Assistant County Attorney, Jill Kistler, on Friday for advice on how to move forward with this. The board encourages Elmer to apply for the zoning change and look forward to hearing his case next month.

**(8) Subdivision Plats**

**Shirley M Steiber** Discussion took place of the subdivision plat where the parcel will be split into two lots containing approximately 9.12 acres (Parcel ID 1214400018) and 18.14 acres (Parcel ID 1214400019). Leppert made a motion for approval, Knight seconded. All in favor. MCU.

**David M & Jeffrey J Johnson** Discussion took place of the subdivision plat where two new parcels are undergoing a land division. There is no easement on the plat, but it is on the deed. If selling land, access will be defined then. Leppert made a motion for approval, Knight seconded. All in favor. MCU.

**Anthony Baxter-** Returns from June meeting. Easement will be shown on the deed, which is not what is preferred, but per Shafer's it is legal. Knight made a motion for approval, Leppert seconded. All in favor. MCU

**Deborah Hanson** Discussion took place of the subdivision plat where land is being swapped with neighbor, Gary Gunderson. Leppert made a motion for approval, Knight seconded. All in favor. MCU.

**Office Updates/General Discussion:**

Discussion took place on the fee schedule and the board agrees to help adjust the rates.

**Adjourn:** There being no further business to discuss, motion by Knight/Seconded by Leppert/ to adjourn at 7:40PM. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**August 15, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Absent	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, James Pladsen, Teresa Severson

**Members Absent:** James Garrett, Duane Leppert

**Others Present:** Mandy O'Neill, Administrative Assistant and Stephanie Runkle- Zoning Administrator

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 6:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Knight. Seconded by Severson. All in favor. MCU

**Approval of 7/19/22 Minutes:** Motion by Knight. Seconded by Severson. All in favor. MCU

**New Business:**

**1.**

**(9) Subdivision Plats**

**Cote Family Farm, LLC-** Discussion took place of the subdivision plat where the parcel will be creating a new 3.45-acre lot (Parcel ID 0911400013). Easement access is shown on plat. Knight made a motion for approval, Severson seconded. All in favor. MCU.

**Lloyd C. Johanningmeier-** Discussion took place of the subdivision plat where a new parcel will be created, removing 10.36 acres from the current campground parcel. Severson made a motion for approval, Knight seconded. All in favor. MCU.

**Michael Schwarck & Christopher Soules-** Discussion took place of the subdivision plat where 27.56 acres are being subdivided from the farm. Family is buying the timber and the farmland is remaining with Schwarck. There was a discussion of access, so Runkle called Travis Smock, realtor, for clarification. Severson made a motion for approval, Knight seconded. All in favor. MCU

**1.** Craig Witt access discussion at 1200 Elm Lane, Harpers Ferry. Witt contacted Runkle's office about developing a driveway to his property which does not have access off Elm Lane, so he was requesting a possible access from Whippoorwill Hollow Dr. Runkle made a site visit to the property and established the proposed access from Whippoorwill Hollow Dr. is in the Bluffland Protection District and then met with Assistant County Attorney, Jill Kistler, who said the County does not need to provide him access through the Bluffland Protection District.

**Office Updates/General Discussion:** Fee schedule discussion is tabled until all members are present.

**Adjourn:** There being no further business to discuss, motion by Severson to adjourn at 7:00PM. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**September 19, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, James Pladsen, Duane Leppert, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant and Stephanie Runkle- Zoning Administrator, Nathan Leas, Shane & Liz Murphy, Dale & Wendy Schutte in person and Scott Showalter via zoom

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 6:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Severson. Seconded by Knight. All in favor. MCU

**Approval of 8/15/22 Minutes:** Motion by Severson. Seconded by Knight. All in favor. MCU

**New Business:**

**1. PUBLIC HEARINGS:**

**a. Nathan Leas- 604 Old Sixteen Rd Waterville**

On August 18, 2022 Nathan Leas applied for a Zoning Change for his property at 604 Old Sixteen Rd in Waterville, IA. Nathan Leas is applying to change the Zoning District for a portion of his property currently zoned I-1, Limited Industrial District to I-2, general Industrial District which in order to operate a Salvage Yard where he will be licensed to buy and sell auto parts including catalectic converters. In order to sell catalectic converters, he needs a letter from the office stating he is zoned properly to do so. Severson asks Leas what will be different from what he is doing now to what he wants to do? Leas responds nothing, this property has been a salvage business for generations of his family. The sale of catalectic converters needing a letter to the state is new due to new laws. Leas takes in junk cars with salvage titles, drains the oils and takes off parts. He may get an owner who decided to no longer fix the vehicle and leaves it there as Leas's need for disposal. At this moment, he doesn't have any junk cars. Leas states the DNR can stop anytime to be sure containment containers are being used properly. Different bins are also placed for different car parts, for example, heavy iron, loose steel and crushed cars. Leas' neighbor Mr. Showalter speaks on zoom and he has owned the adjoining property since 2017. He states about how there are trailers and cars covering the field on a scenic byway. He said Leas has told him that he has mowed the entrance of Showalter's property for 15 years and he has squatters' rights to that so he can pull semi-trailers into access his property.

Runkle recommends a site visit. Leas questions the need for all of this when I-1 was the highest zone at the time this property was a salvage yard. In 1970, I-1 was the top zoning. DOT now requires a letter when they didn't before. Motion made by Leppert to have the site visit and reopen the hearing Thursday. Seconded by Knight. All in Favor. MCU.

Site visit is set for 11am Wednesday, September 21, 2022. The public hearing will then be continued Thursday, September 22, 2022, in the Board of Supervisors room at 6pm.

**b. Dale Schutte- 635 Donahue Rd. Harpers Ferry**

On September 9, 2022, Dale Schutte applied for a Zoning Change for his property at 635 Donahue Rd. in Harpers Ferry. Schutte is applying to change the Zoning District for a portion of his property currently zoned R-1, Rural Residential District to R-2, Medium Density Residential District in order to subdivide a portion of his 8.47-acre property into a 2- acre lot for sale. Discussion took place on the proposed lot with the new zoning. Severson made a motion to approve the zoning change to R-2, Medium Density Residential. Leppert Seconded. All in Favor. MCU

**(10) Subdivision Plats**

**Collins Family Trust-** Discussion took place of the subdivision plat where the parcel will be creating a new 3.4-acre lot to build a home for Liz & Shane Murphy. Easement access is not shown on plat. Per Liz, someone from the County Engineers office came out to look over a driveway with them and stated the corner of Dug Road is not visible enough to have a driveway on it. Murphys were not aware of needing the 66’ for access but will now consider asking the neighbor for an easement. Plat tabled until Shafer creates an easement and at that time, a special phone meeting will be scheduled. Knight made a motion for tabling the plat, Leppert seconded. All in favor. MCU.

**Thomas & Joann Berns-**Discussion took place of the subdivision plat where 35 acres will be the new parcel. Severson made a motion for approval, Leppert seconded. All in favor. MCU.

**Office Updates/General Discussion:** Fee schedule discussion is \_\_\_\_\_

Will be further discussed monthly until January when the recommendation of the new fee schedule is presented to the Supervisors.

**Adjourn:** There being no further business to discuss, motion by Severson to adjourn at 7:15PM. Knight seconded. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_



ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING

September 21, 2022

Site Visit to Nathan Leas Property at 604 Old Sixteen Rd Waterville

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, James Pladsen, Duane Leppert, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O’Neill, Administrative Assistant and Stephanie Runkle- Zoning Administrator, Nathan Leas

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 11:00AM by Chair Jim Pladsen

Board members walked through the 7-acre property of Nathan Leas. They were able to discuss the possibility of muscanits grass for a blind from the road and neighboring property. They got to see the storage containers, staging area for semis and the easement area that Harvey’s have through Leas’ property. They learned the 7-acre field was in the 10 year program until 2 years ago. At that time, all vehicles were on Northwest side versus where they currently are on the South property line. Runkle makes mention The public hearing will then be continued Thursday, September 22, 2022, in the Board of Supervisors room at 6pm.

**Adjourn:** There being no further business to discuss, motion by Severson to adjourn at 7:15PM. Knight seconded. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

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Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**September 22, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, James Pladsen, Duane Leppert, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant and Stephanie Runkle- Zoning Administrator and Nathan Leas

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 6:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Severson. Seconded by Knight. All in favor. MCU

**2. CONTINUTAION OF PUBLIC HEARING:**

**a. Nathan Leas- 604 Old Sixteen Rd Waterville**

Discussion took place of a vegetative screen from the County Road Right of Way through the Industrial zoning area. From the site visit the board feels the concerns from the Harvey's with the handling of waste oil have been addressed and everyone is satisfied with the setup of this. Leas is advised by Runkle after the zoning change takes place, he will need a conditional use.

Severson makes a motion to Recommend Conditional Zoning from I-1 to I-2 for a salvage yard with a vegetative screen along the South and East property lines. Leppert seconded. All in favor. MCU.

**Adjourn:** There being no further business to discuss, motion by Severson to adjourn at 6:45PM. Knight seconded. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**October 17, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, James Pladsen, Duane Leppert, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Mandy O'Neill, Administrative Assistant and Stephanie Runkle- Zoning Administrator

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 6:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Knight. Seconded by Severson. All in favor. MCU

### **3. Subdivision Plats**

**Robert L & Gloria L Hanson** Discussion took place of the subdivision plat where Kannon Grotegut is purchasing approx. 1.5 acres for parking from the Hanson's. The board discussed the access on the Lane driveway for width and safety, with understanding the County doesn't manage Lanes. Severson made a motion to approve the plat; Knight seconded; Leppert nay. 3:1 vote, Motion Carried.

**Collins Family Trust** Plat tabled until Shafer creates an easement from meeting on 9-19-2022. A temporary easement agreement is in place with the Collins Family Trust and Shane & Liz Murphy until the easement is returned from the Southern neighbor, the Hanson Family. Leppert made a motion to approve the plat; Knight seconded. AIF MCU

**Stone House Farms** Plat is presented where 28 acres is divided off the family farm for the purpose of a sale. Knight made a motion to approve the plat; Leppert seconded. AIF MCU

Discussion took place on the Alliant Energy Plant and their current need to fill ash ponds with dirt and clay to prepare the plants closing this spring. Runkle states they will need an extraction pit. They remove the topsoil, take out dirt and replace the top soil. This is projected to be completed Spring-Fall 2023. There is an impact study now with the County Engineer based on how many loads will need be hauled on the County Roads per day.

Runkle makes mention how the UTV Club is trying to purchase property and have the County Conservation Board maintain it. They are looking at approximately 355 acres. The State of Iowa has given money to the club from the ATV fees. The DNR has regulations in place for this, along with considering erosion control and bluffland.

**Adjourn:** There being no further business to discuss, motion by Severson to adjourn at 7:20PM. Leppert seconded. MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**November 21, 2022**

**Roll call of Commission Members:**

			Term Expires
Vice-Chair	Jack Knight	Present	2026
	James Garrett	Absent	2022
Chairperson	James Pladsen	Present	2023
	Duane Leppert	Present	2024
	Teresa Severson	Present	2025

**Members Present:** Jack Knight, James Pladsen, Duane Leppert, Teresa Severson

**Members Absent:** James Garrett

**Others Present:** Stephanie Runkle- Zoning Administrator, John and Jeff Kruse, Heath Hartwig, Dick Sullivan, Richard Wild, and Todd Wild

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 5:00PM by Chair Jim Pladsen

**Approval of Agenda:** Pladsen made a mention of a correction needed to the 10.17 minutes. Motion by Severson to accept corrected minutes. Seconded by Knight. All in favor. MCU

#### **4. Zoning Change**

- a. **Paint Creek View Estates-** The Board reviewed the request to change the zoning district Paint Creek View Estates from A-1, Agricultural to R-2 Low Density Residential. John and Jeff Kruse were there to speak for their zoning change. Runkle described the issue with the zoning change is the county engineer's 300' distance between driveways. The Kruses mentioned getting a variance from the engineer's driveway requirements, Runkle responded that zoning cannot grant variances from the county engineer requirements, only from the zoning ordinance. Runkle told the board how she offered the Kruses to withdraw their zoning change upon learning they cannot have a driveway there, but they chose to continue with the zoning change. John Kruse asked if that was still an option, Runkle replied yes, they could rescind the zoning change if they decide not to do it and instructed them to explore their options and get back to her with their intentions. Leppert makes a motion to table the zoning request, Severson seconds. AIF, MCU

#### **5. Subdivision Plats**

**Richard A. Bennett Trust,** Discussion took place of the subdivision plat where Richard Bennett, who was represented by Dick Sullivan, is subdividing his property on Wild Ridge Rd into 6 lots. Todd Wild, Richard Wild, and Heath Hartwig are surrounding neighbors and were there in opposition. They discussed the access to the properties behind the proposed subdivision. As it stands there is only a 10' to access the property behind the subdivision and no driveway to access the easement off of Lycurgus Rd. After listening to both sides, Severson made a motion to table the subdivision until the issues with easement are addressed; Knight seconded, AIF, MCU.

**Larry M and Sharon Snitker,** The Snitkers are subdividing 2.86 acres of their property. The property is the test plot portion of their property. They are selling it to the neighbors to the south who currently rent the plot of land. After discussion amongst members Leppert made a motion to approve, Severson seconded. AIF, MCU

**Caleb M and Danielle Ferring** Plat is presented where 41 acres are being divided off and are being sold to a family member. With clear access shown on the plat. Severson made a motion to approve; Leppert seconded. AIF MCU

**Jerry C Johanningmeier** Plat was presented which illustrated about 55 acres of property being subdivided with the intention of selling it to the adjoining neighbor. As all access in existing Severson made a motion to approve; Knight seconded. AIF MCU

**Manning Fighting Irish, LLP** Plat was presented and after discussion of the access and required lot size being met Severson made a motion, Leppert seconded AIF MCU

**Adjourn:** There being no further business to discuss, motion by Knight to adjourn at 6:55PM. Severson seconded. AIF MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date

**ALLAMAKEE COUNTY PLANNING AND ZONING COMMISSION MEETING**  
**December 15, 2022**

**Roll call of Commission Members:**

			Term Expires
Chairperson	James Pladsen	Present	2023
Vice-Chair	Jack Knight	Present	2026
	Duane Leppert	Present	2024
	Teresa Severson	Absent	2025
	James Garrett	Absent	2027

**Members Present:** Jack Knight, James Pladsen, Duane Leppert

**Members Absent:** James Garrett & Teresa Severson

**Others Present:** Stephanie Runkle- Zoning Administrator, Mandy O'Neill- Administrative Assistant to P & Z, Dick Sullivan, Heath Hartwig and Chet Hollar via zoom

*\*All Board Members voting "AYE" unless otherwise noted. MCU = Motion Carried Unanimously*

**Call to Order:** P & Z meeting was called to order at 5:00PM by Chair Jim Pladsen

**Approval of Agenda:** Motion by Knight to approve minutes. Seconded by Leppert. All in favor. MCU

**Approval of 11/21/22 Minutes:** Motion by Knight to approve minutes. Seconded by Leppert. All in favor. MCU

## **6. Subdivision Plats**

**Richard A. Bennett Trust**, Discussion took place of the subdivision plat which was tabled on 11/21/22, where Richard Bennett, who was represented by Dick Sullivan, is subdividing his property on Wild Ridge Rd into 6 lots. The plat has been redone with a 30' easement and Engineer Ridenour ok'd the new plat. Leppert voices concern on the driveway. Chet Hollar is a neighbor to this property, and he agrees if he turns left out of his driveway and is pulling up the hill that a vehicle is immediately on his bumper and he hadn't seen them prior to pulling out. Discussion took place on the following topics: having agricultural land and making it into vacation homes in our County, signage, the road and driveway, ag access, and existing cattle crossing. Knight made a motion to approve the plat as presented; Pladsen seconded; Leppert- Nay. 2:1 vote, motion carried.

**Donovan J Drenth & Allison R Cooperman**, Plat is presented where they are subdividing 25 acres of their property. After discussion amongst members Leppert made a motion to approve, Knight seconded. AIF, MCU

**Sharon L Peters, Linda L Christofferson, Derrick Peters, Lynette R Kansier & Luanne Simpson** Plat is presented where 37 acres is being split from all parties and sold to a family member. After discussion amongst members Leppert made a motion to approve, Knight seconded. AIF, MCU

**Mark & Kristine Darling** Plat was presented showing .68 acres of the property North of Whitetail Rd being sold with the intention of selling it to the adjoining neighbor. After discussion amongst members Knight made a motion to approve, Leppert seconded. AIF, MCU

**Dale K & Wendy T Schutte** Plat was presented and after discussion of the required lot size being met due to a zoning change o R-2 for the purpose of a sale earlier this year. Leppert made a motion, Knight seconded AIF MCU

**Office Updates:**

- Runkle advised committee members of ex parte communications and the expectation of not participating in ex parte communications in regards to agenda items of the Planning and Zoning meetings.
- Fees updates, such as bluffland, zoning change and special meetings will be discussed at budget meetings in January.

**Adjourn:** There being no further business to discuss, motion by Knight to adjourn at 6:20PM. Leppert seconded. AIF MCU

Please notify the undersigned for any errors, omissions, or corrections.

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Stephanie Runkle Zoning Administrator

Date