

HARDIN COUNTY ZONING

Don Knoell , Zoning Administrator

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Hardin County Planning and Zoning Commission Monday, July 22, 2013 7:00 p.m. Hardin County Engineer 's Office

Meeting Minutes

On Monday, July 22, 2013, meeting of the Hardin County Planning and Zoning Commission was called to order by Chairperson, Kurt Kelsey. Members present were: Kurt Kelsey, Katie Reifschneider, Brian Sisson, and Don Knoell, Zoning Administrator. Absent were: Heidi Mitchell and Stan Granzow. Guest present: Cindy Litwiller, Kevin Babcock, Steven and Stacy DeBerg, Robin Sampson representative for Summit Farms, and Steven Day representative for Tunnel Mill Polymer, Inc.

The minutes of the last meeting (July 8, 2013) of the Hardin County Planning and Zoning Commission were read, and with no objections stood approved as read.

A motion to open the public hearing for the request of Tunnel Mill Polymer, Inc. to rezone a parcel of land Beginning at the S1/4 corner of Section 14, T89N, R19W, North 654 feet, East 443.6 feet, South 654 feet, West 443.6 feet to Point of Beginning, Hardin County, Iowa, from "A" Agricultural to "M" Manufacturing to operate a precast polymer concrete manufacturing plant was made by Brian Sisson, seconded by Katie Reifschneider. All were in favor, public hearing was open.

The Zoning Commission asked Steven Day, representative for Tunnel Mill to explain what Tunnel Mill Polymer manufactured. Mr. Day explained that they make polymer concrete vaults for phone companies that are put underground for wiring and equipment placement. Mr. Day explained that there are in the Town of Alden at this time and are planning to move everything to this location and close down the Alden plant. Property owners Steven and Stacy DeBerg who own property around the tract wanted to know what kind of waste material and debris they would have, the concern was the previous owner let debris blow all over their property. Mr. Day explained that all waste would be inside the building and the waste would be a hard substance that does not blow around. With no other property owner from this area that would have a concern in the rezoning, Chairperson Kelsey asked for motion to close this public hearing. Motion was made by Katie Reifschneider, seconded by Brian Sisson. All in favor, public hearing was closed.

A motion to open the public hearing for the request of Summit Farms, LLC to rezone a parcel of land in the NE1/4 of the NW1/4 of Section 11, T88N, R21W, Hardin County, Iowa, from "A" Agricultural to "C" Commercial to construct and operate a Travel Plaza was made by Katie Reifschneider, seconded by Brian Sisson. All in favor, public hearing was opened.

Robin Sampson was there representing Summit Farms for any question from the public. There were no property owners or anyone else from the public to ask questions about the Travel Plaza. The Zoning Administrator informed the Zoning Commission that he received two phone calls from property owners who owned land around the property being rezoned. The Helvig's own property across Highway 65 to the east and they were concerned if this was rezoned would this effect their property in the way it was zoned. The Administrator informed them that the property would stay agricultural and the rezoning will only affect the property requested by Summit Farms. They were also concerned about the drainage; they were informed that this is also being taken care of and being worked out with the State of Iowa and Hardin County. The Schwitters across County Highway D25 to the north had the same question about the rezoning and will this change the zoning of their property. They were also informed that it will not change the way their property is zoned or classed. With no other question for the Zoning Commission or Robin Sampson about the rezoning, Chairperson Kelsey asked for a motion to close the public hearing. Brian Sisson made a motion to close the public hearing, seconded by Katie Reifschneider. All in favor, public hearing was closed.

Brian Sisson made the motion to recommend approval to the Board of Supervisors of the request Tunnel Mill Polymer, Inc. and Summit Farms, Inc to rezone the parcels in Section 14, T89N, R19W and Section 11, T88N, R21W, Hardin County, Iowa from "A" Agricultural to "M" Manufacturing (Section 14-89-19) and "A" Agricultural to "C" Commercial (Section 11-88-21) to operate a manufacturing plant (14-89-19) and to construct a Travel Plaza (11-88-21). The motion was seconded by Katie Reifschneider. All in favor, motion carried.

A motion was made by Katie Reifschneider to adjourn the meeting. The motion was seconded by Brian Sisson. All in favor, motion carried. Meeting was adjourned.

Submitted by,

Don Knoell, Zoning Administrator

ATTEST:

Katie Reifschneider, Secretary

