

**MINUTES OF THE BLACK HAWK COUNTY PLANNING AND ZONING  
COMMISSION MEETING**

**Harold E. Getty Council Chambers - Waterloo City Hall**

**Wednesday, January 19, 2022, 6:00 p.m.**

**Meeting was also conducted via Zoom**

Hyberger called the regular monthly meeting of the Black Hawk County Planning and Zoning Commission to order at 6:00 pm, Wednesday, January 19, 2022, at the Harold E. Getty Council Chambers - Waterloo City Hall.

**I. Call to order and roll call**

Members present: Schares, Sage, Agee, Schaefer, Nagle, and Bosier participated via Zoom. No one participated in person.

Members absent: None

Also present: Black Hawk County Planning Staff –Seth Hyberger and John Dornoff participated in person, 4 members of the public participated at the meeting, and one member of the public participated via zoom.

**Approval of the Amended Agenda**

*It was moved by Sage and seconded by Schares to approve the amended agenda for January 19, 2022. Motion to approve the agenda carried unanimously.*

**II. Approval of the minutes for the December 21, 2021 regular meeting.**

*It was moved by Agee and seconded by Schaefer to approve the minutes. Motion to approve the minutes carried unanimously.*

**III. New Business**

**1. 3520 N Elk Run Road Vali’s Grove Subdivision Final Plat**

Request by Twin Rock Farms, Incorporated to final plat 403.47 acres for three existing homes on three proposed lots and four outlots at 3520 N Elk Run Road in the “A” Agricultural District.

Hyberger gave the staff report. Rodney Platt, 3520 N Elk Run Road, indicated that most of the land is pasture and is enrolled in CRP. He is having a final plat done for the property in order to more easily describe the legal descriptions for the lots and outlots.

*It was moved by Agee and seconded by Schares to approve the request to final plat 403.47 acres for three existing homes on three proposed lots and four outlots at 3520 N Elk Run Road in the “A” Agricultural District. The request was unanimously approved.*

**2. 6848 E Washburn Road Cory Tharp Special Permit**

Request for a special permit to allow for an auto and recreational vehicle dealership at 6848 E Washburn Road in the “C-M” Commercial-Manufacturing District.

Hyberger gave the staff report. Cory Tharp, 6426 Gilbertville Road, La Porte City, indicated his home and Washburn property are only a few miles away from the site. He plans on using the office for his business and generally sells his RVs one or two at a time as a wholesaler. The site will not be a high traffic area.

Tim Youngblut, 6849 E Washburn Road, indicated that some areas of the old mill are five feet underwater during a flood event and this happened twice in the last 10 years. Youngblut indicated the area currently has little to no traffic. Youngblut stated that the current owner turned the site into a junk yard and Tharp agreed. Youngblut indicated he has farmed the property since 1989 and uses Youngblut Road to gain access to his property. Tharp stated that he improves his properties after he purchases them and he does not like junk. His main thing is that he wants to paint some of the buildings and make it presentable. Youngblut asked if Tharp plans on maintaining the dike. Tharp indicated that he would maintain the dike and entrance to his property and is more than willing to share his contact information with Youngblut.

Hyberger noted that he worked with Tharp on getting a special permit for his property in Washburn. Youngblut asked is a special permit is needed because the site is in the floodway? Hyberger noted the special permit is needed to have an RV and auto dealership, but not in the floodplain because vehicles can be moved in and out. However, building anything new there would require a no rise certification and variance approval. The special permit is not needed due to the area being in the floodway. Youngblut noted his main concern was that the dike will not be taken out. Tharp indicated that the dike will remain and he will fix up the place.

*It was moved by Nagle and seconded by Agee to approve the request for a special permit to allow for an auto and recreational vehicle dealership at 6848 E Washburn Road in the "C-M" Commercial-Manufacturing District. The request was unanimously approved.*

### **3. Election of Chair and Vice Chair for 2022.**

Bosier motioned to keep Nagle as Chair and Sage as Vice Chair and was seconded by Schares. The request was unanimously approved.

#### **IV. Discussion**

No discussion items.

#### **Adjournment**

*It was moved by Sage and seconded by Nagle to adjourn the meeting at 6:30 p.m. Motion to approve carried unanimously.*

Respectfully submitted,



Seth Hyberger,  
Black Hawk County Zoning Administrator