

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

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

**Wednesday, June 21, 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, June 21, 2022, at the Harold E. Getty Council Chambers - Waterloo City Hall.

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

Members present: Sage, Bosier, Schares, and Schaefer participated via Zoom. Agee and Brundrett participated in person.

Members absent: Nagle

Also present: Black Hawk County Planning Staff –Seth Hyberger and Lexi Blank participated in person and 3 members of the public participated at the meeting.

**Approval of the Agenda**

*It was moved by Agee and seconded by Sage to approve the agenda for June 21, 2022. Motion to approve the agenda carried unanimously.*

**II. Approval of the amended minutes for the May 31, 2022 regular meeting.**

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

**III. New Business**

**1. West of 5624 Streeter Road Terhune Rezone**

Request to rezone 2.89 acres from “A” Agricultural District to “A-R” Agricultural-Residential District in order to construct one new single family home.

Hyberger gave the staff report. Scott Terhune, 4227 Berry Hill Road, Cedar Falls, indicated that the rezone area is the southeast section of his father’s property and noted he wanted to build an acreage out in the county for him and his family. Terhune stated that he wanted to be closer to his dad and help him out with farm work. In addition Terhune noted the land is high, flat, and the soil is of low quality.

There was no further discussion by the members of the Planning and Zoning Commission members. Bosier voted to deny the request.

*It was moved by Agee and seconded by Brundrett to approve the request by Scott Terhune to rezone 2.89 acres from “A” Agricultural District to “A-R” Agricultural-Residential District in order to construct a new single family at 5624 Streeter Road. The request was approved with a 5-1 vote.*

**2. 7676 Wagner Road Miller Rezone**

Request to rezone 1.94 acres from “A” Agricultural District to “A-R” Agricultural-Residential District in order to split off a 1999 home that was built on 35 acres and after the 15-year waiting period has expired to request to rezone or plat the property.

Hyberger gave the staff report and noted that the public hearing for the rezone and minor plat requests for 7676 Wagner Road will be combined.

Kyle Helland with Helland Engineering and Surveying at 1107 Technology Parkway, Cedar Falls, indicated the property has been an acreage for over 23 years and no additional farmland will be taken out of production and the main reason for the request is for estate planning purposes.

Brundrett asked how many acres of land will remain on the parcel if the rezone and minor plat are approved. Helland noted there will be approximately 32 acres of land remaining for farm production from that parcel and the applicant owns an additional 44 acres of farmland adjacent to that parcel as well.

*It was moved by Bosier and seconded by Schaefer to approve the request at 7676 Wagner Road to rezone 1.94 acres from “A” Agricultural District to “A-R” Agricultural-Residential District in order to split off a 1999 home that was built on 35 acres and after the 15-year waiting period has expired to request to rezone or plat the property. The request was unanimously approved.*

**3. 7676 Wagner Road Miller Minor Plat**

Request to plat 1.94 acres in order to split off a 1999 home that was built on 35 acres and after the 15-year waiting period has expired to request to rezone or plat the property.

Hyberger gave the staff report and noted that the public hearing for the rezone and special permit requests for 7676 Wagner will be combined.

*It was moved by Bosier and seconded by Schaefer to approve the request at 7676 Wagner Road to plat 1.94 acres in order to split off a 1999 home that was built on 35 acres and after the 15-year waiting period has expired to request to rezone or plat the property. The request was unanimously approved.*

**4. 6121 La Porte Road Summit Locations LLC Off-Premise Sign**

Request to allow for the placement of a 2-sided 320 square feet off-premise sign for advertising purposes in the “C-M” Commercial Manufacturing District.

Hyberger gave the staff report. Wesley Rutlage, Summit Locations LLC, 562 Congress Park Drive, Dayton, Ohio, is requesting to construct a four phased off-premise sign with concrete posts installed under ground. Rutlage noted that the sign meets the setback requirements and is outside of the 100-year floodplain. There was no further discussion by the Planning and Zoning Commission.

*It was moved by Brundrett and seconded by Agee to approve the request by Summit Locations LLC to allow for the placement of a 2-sided 320 square feet off-premise sign for advertising purposes in the "C-M" Commercial Manufacturing District. The request was unanimously approved.*

IV. **Discussion**

No Discussion Items

**Adjournment**

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Seth Hyberger", with a stylized flourish at the end.

Seth Hyberger,  
Black Hawk County Zoning Administrator