

MINUTES OF THE CLAYTON COUNTY
PLANNING AND ZONING COMMISSION MEETING
March 12, 2024

Members Present: Bruce Kann, Dan Parker, Becky Spielbauer, Randy Vaske, Mary Klink, Doug Puffett, Lacey Ludovissy, Clark Wikner

Others Present: Patti Ruff, Edwin Stutzman, Elaine Sampson, and Jaclyn Reilly

The following items were considered on the agenda:

1. Call to Order

The Clayton County Planning and Zoning Commission meeting was called to order at 7:00 pm by Vice-Chair Doug Puffett. Introductions were made.

2. Approval of the Agenda and Minutes

The motion to approve the agenda was made by Becky Spielbauer, second by Lacey Ludovissy. Motion carried.

3. Election of Chair and Vice Chair. Patti Ruff informed the board of the resignation from the Commission of Alan Troester and noted new chair would need to be elected. Mary Klink made a motion to nominate Doug Puffett as chair. Dan Parker motioned for nominations to cease. Clark second that nominations cease. Unanimous vote for Doug Puffett as Chair. Clark Wikner made a motion to select Bruce Kann as Vice-Chair. Mary Klink made the motion to cease nominations with Clark second. Ballot cast with unanimous consent.

4. Application PZ-2024-1 : Consider rezoning from Agriculture to Commercial for a variety store with attached living quarters at 37684 Hilton Road; Lot 1 of the NE ¼ SW ¼ Section 21, Elk Township, Edgewood, Iowa. Clark stated he drove by the location and didn't see a problem with it. Clark asked Edwin if it was his in-laws that were going to live in the residential part of the structure, and Edwin confirmed that. Dan Parker asked about adding another entrance to the location. Mr. Stutzman said there was a driveway already there to use as the store entrance. Secondary Roads does not have a problem with the entrance proposed. Bruce Kann did not have a problem with this but wondered how to not deviate from not creating spot zoning. Discussion was briefly held on how to address this issue. Bruce would have preferred zoning restrictions if the property were to change hands in the future. Elaine Sampson asked if the other Amish variety stores were zoned commercial. Patti replied with what she had found in the zoning files. Most were not, but there was a rezoning done for the Quality Metals store which was closer to Edgewood from the proposed location of the new variety store. Patti explained that under the zoning ordinance, a variety store falls under commercial zoning versus being allowed on Ag zoned land. There were questions about the taxing of the property as commercial if that would be a tax break. Patti explained how zoning actually has nothing to do with taxes. The taxes levied against a property come from the assessment done on that property by the Assessor's Office who determines what a property is classed as. The question was asked if the building was sold if it would return to Ag zoned land. Dan Parker replied only if they come and want it returned to Ag. Otherwise, it would stay commercial. Mary made the motion to recommend approval of the rezoning from Agriculture to Commercial on the site listed. Becky second the motion to approve. It was a unanimous vote and motion carried.

Other Discussion was held on junkyards and auto recyclers in areas around the county and the eye sores they create and zoning related matters with that.

5. Adjourned at 7:21pm.