

MINUTES OF THE CLAYTON COUNTY
PLANNING AND ZONING COMMISSION MEETING
July 12, 2022

Members Present: Randy Vaske, Doug Puffett, Kari Friedlein, Mary Klink, Allan Troester, Rebecca Spielbauer, Bruce Kann, Doug Reimer
Others Present: Patti Ruff, Dan Sage, David Meyer, Jason Wenger, LaVon Amundson, Cynthia and Michael Dorsey, Glenna and Forest Whitford, Dave and Julie Meyers, Larry Fliebler, George and Ann Duff, Bethany Duff, Adam Meyer, Mary Shea, and Tom Klingman

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 6:59pm by Chairperson Allan Troester.

2. Approval of the Agenda and Minutes from May 10, 2022

The motion to approve the agenda and minutes from May 10th was made by Doug Reimer, second by Mary Klink. All were in favor and motion carried.

4. Application #3-2022: Rezoning from Agriculture to Riverside Recreational for a campground located at 30195 Acre Road including: The East Half Northeast Quarter of the Northeast Quarter of Lying South of County Road (CH C2W Bell Road) in Section 18; A Parcel of Land in the Northwest Quarter of the Northwest Quarter of Lying South of County Road (CH C2W Bell Road) and Lying North of County Road (CH W61 Acre Road) in Section 17; A Parcel of Land Lying North of County Highway W61 (Acre Road) in the Northeast Quarter of the Northwest Quarter Section 17 described as follows: Beginning at the Southwest Corner of said Quarter-Quarter Corner; Thence North 02°26'04.84" West, 832.81 feet along the West Line of said Quarter-Quarter Section; Thence South 70°05'21.30" East, 953.18 feet; Thence South 02°33'07.04" East, 120.65 feet to the Center Line of County Road (CH W62 Acre Road) Thence South 64°55'43.54" West, 775.88 feet along said Line; Thence along 2018.74 feet, foot Radius curve concave Northwesterly 156.21 feet, (said curve having a Long Chord of South 68°16'55.31" West, 156.17 feet) all along the Center Line of said County Highway; Thence South 88°53'49.86" West, 18.34 feet to the Point of Beginning; A Parcel of Land in the Southwest Quarter of the Northwest Quarter of Lying North of County Road (CH C2W Bell Road) and Lying North of County Road (CH W61 Acre Road) in Section 17, All in Township 92 North, Range 6 West of the 5th P.M. Clayton County, Iowa, totaling 67.43 acres.

The Burrington Group presented the request from Mr. Sage to rezone from Agriculture to Riverside Recreational for seasonal, permanent use as a campground. This request saw a substantial reduction in the number of acres from their first request to Commercial which was about 260 acres. The number of sites over 2 phases could potentially reach up to 200 campers located between Acre Road and Bell Road. They are eliminating the weekend pull-in campers. The plan still would have a public water supply and an onsite wastewater treatment system.

Audience members who spoke up against the rezoning request were George Duff, Dave Meyers, Michael and Cynthia Dorsey, Tom Klingman, Mary Shea, and Glenna and Forrest Whitford. The same concerns from the last meeting were brought up as still concerns with this rezoning request. Also, brought up were public safety concerns and the strain it might cause on emergency services, the potential wear and tear on the Acre Road, and the rezoning classification allowance of mobile homes, camper trailers, manufactured homes etc. Other comments were made about the impact on the town of Volga itself with the influx of people coming in every weekend.

Patti read 2 letters from Tom a& Cheryl Whittle and Lanny and Deb Deitchler against the request. In those letters a petition was mention; however, no petition was presented at the meeting.

Mary K. motioned to reject the rezoning request. Randy V. second the motion. Further discussion was held with comments from Forrest Whitford and Commission member Doug Reimer.

Roll Call vote:

Doug R. aye	Mary K. aye
Doug P. aye	Becky S. aye
Kari F. aye	Allan T. aye
Randy V. aye	Bruce K. aye

8 ayes 0 nays Motion carried.

Recommendation to the Board of Supervisors is for denying the rezoning request.

4. Adjourn.

Doug P. motioned to adjourn at 7:50pm with Bruce second.