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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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Type of Document

REDISTRICTING - RESIDENTIAL TO COMMERCIAL

PREPARER INFORMATION:

Zoning Office for Doc Tindle Auto

TAXPAYER INFORMATION:

Marlyn Tindle
Doc Tindle Auto
2224 W. Summit St.
Winterset, IA 50273

RETURN DOCUMENT TO:

Marlyn Tindle
Doc Tindle Auto
2224 W. Summit St.
Winterset, IA 50273

GRANTOR:

GRANTEE:

LEGAL DESCRIPTION:

A tract of land commencing at a point 60 feet S. of the NW. Corner of the NE¼ of Section 2, in Twp. 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, and running thence S. 208.71 feet, thence E. 417.42 feet, thence N. 208.71 feet to the S. line of the Public Highway, thence W. on the S. line of said Highway 417.42 feet to the point of beginning, containing 2 acres more or less, except the following described real estate; Commencing at the N¼ Corner of said Section 2, thence S. 60 feet along the W. line of said NE¼ to a point on the S. line of the N. 60 feet of said NE¼, the Point of Beginning; thence continuing S. 208.7 feet along the W. line of said NE¼, thence N. 89°59'E., 235.3 feet; thence N. 4°05'E., 128.7 feet; thence N. 43°42'E, 80.2 feet; thence S. 89°57½'E, 117.5 feet, thence N. 22.5 feet to a point on the S. line of the N. 60 feet of said NE¼; thence S. 89°59' W., 417.4 feet along said S. line to a point on the W. line of Said NE¼, the Point of Beginning; excepting therefrom 0.07 acres, more or less, conveyed to the State of Iowa in fee simple title by virtue of Warranty Deed dated June 16, 1966, filed for record July 14, 1966, and recorded in Book 94, at Page 19 in the Office of the Madison County Recorder; containing 1.19 acres, more or less, of which .10 acres, more or less, is contained within present road easement.

Document or instrument of associated documents previously recorded:

(if applicable)

ZO-RESOLUTION 08-22-23A
APPROVING REDISTRICTING OF PROPERTY
FROM “RESIDENTIAL” TO “COMMERCIAL”
T75N R28W SECTION 2; LINCOLN TOWNSHIP

Whereas, Doc Tindle Auto requested to redistrict a parcel of land from “Residential” to “Commercial” to allow Doc Tindle Auto to operate a small scale automobile sales lot.

Whereas, the tract of land is described as follows:

A tract of land commencing at a point 60 feet S. of the NW. Corner of the NE¼ of Section 2, in Twp. 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, and running thence S. 208.71 feet, thence E. 417.42 feet, thence N. 208.71 feet to the S. line of the Public Highway, thence W. on the S. line of said Highway 417.42 feet to the point of beginning, containing 2 acres more or less, except the following described real estate; Commencing at the N¼ Corner of said Section 2, thence S. 60 feet along the W. line of said NE¼ to a point on the S. line of the N. 60 feet of said NE¼, the Point of Beginning; thence continuing S. 208.7 feet along the W. line of said NE¼, thence N. 89°59'E., 235.3 feet; thence N. 4°05'E., 128.7 feet; thence N. 43°42'E, 80.2 feet; thence S. 89°57½'E, 117.5 feet, thence N. 22.5 feet to a point on the S. line of the N. 60 feet of said NE¼; thence S. 89°59' W., 417.4 feet along said S. line to a point on the W. line of Said NE¼, the Point of Beginning; excepting therefrom 0.07 acres, more or less, conveyed to the State of Iowa in fee simple title by virtue of Warranty Deed dated June 16, 1966, filed for record July 14, 1966, and recorded in Book 94, at Page 19 in the Office of the Madison County Recorder; containing 1.19 acres, more or less, of which .10 acres, more or less, is contained within present road easement.

Whereas, the Madison County Zoning Commission, appointed pursuant to the provisions of the Code of Iowa, held a public hearing on Thursday, August 17, 2023, to which the Commission recommends by a 4 to 0 vote approval of said request;

Whereas, The Board of Supervisors of Madison County, has set same down for public hearing and has given notice thereof as prescribed by law; and

Whereas, Public Hearing was held August 22, 2023, upon this request to redistrict the described tract of land, and opportunity has been given to proponent and objectors to be heard thereon;

Now, therefore, be it resolved by the Board of Supervisors, Madison County, Iowa the above-described real estate shall be redistricted from “Residential” to “Commercial.”

DATED at Winterset, Iowa, 22nd this day of August, 2023.

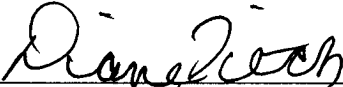
MADISON COUNTY BOARD OF SUPERVISORS

By 

Phillip Clifton, Chairman

Aye

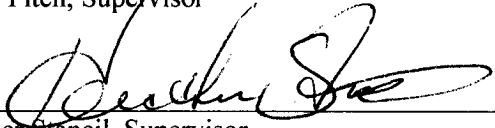
Nay

By 

Diane Fitch, Supervisor

Aye

Nay

By 

Heather Stancil, Supervisor

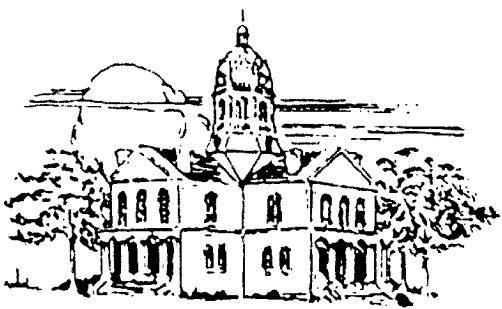
Aye

Nay

ATTEST:



Shelley D. Kaster, Madison County Auditor



Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone.

Madison County Office of Planning and Zoning

Ryan Hobart, Zoning Administrator

MADISON COUNTY ZONING COMMISSION RECOMMENDATION

Pursuant to the Section 18-B (3) of the Madison County Zoning Ordinance which states:

Before submitting its recommendations on a proposed amendment to the Board of Supervisors, the Zoning Commission shall hold at least one (1) Public Hearing thereon, notice of which shall be given to all property owners within five hundred (500) feet of the property concerned by placing said notice in the United States mail at least ten (10) days before date of such hearing. The notice shall state the place and time at which the proposed amendment to the Ordinance including text and maps may be examined. Inhere the Zoning Commission has completed its recommendations on a proposed amendment, it shall certify the same to the Board of Supervisors.

A public hearing was held on August 17th, 2023, to consider the request to redistrict property currently zoned "R" Residential I to "C" Commercial on the following described real estate;

A tract of land commencing at a point 60 feet S. of the NW. Corner of the NE $\frac{1}{4}$ of Section 2, in Twp. 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, and running thence S. 208.71 feet, thence E. 417.42 feet, thence N. 208.71 feet to the S. line of the Public Highway, thence W. on the S. line of said Highway 417.42 feet to the point of beginning, containing 2 acres more or less, except the following described real estate; Commencing at the N $\frac{1}{4}$ Corner of said Section 2, thence S. 60 feet along the W. line of said NE $\frac{1}{4}$ to a point on the S. line of the N. 60 feet of said NE $\frac{1}{4}$, the Point of Beginning; thence continuing S. 208.7 feet along the W. line of said NE $\frac{1}{4}$, thence N. 89°59'E., 235.3 feet; thence N. 4°05'E., 128.7 feet; thence N. 43°42'E, 80.2 feet; thence S. 89°57 $\frac{1}{2}$ 'E, 117.5 feet, thence N. 22.5 feet to a point on the S. line of the N. 60 feet of said NE $\frac{1}{4}$; thence S. 89°59' W., 417.4 feet along said S. line to a point on the W. line of Said NE $\frac{1}{4}$, the Point of Beginning; excepting therefrom 0.07 acres, more or less, conveyed to the State of Iowa in fee simple title by virtue of Warranty Deed dated June 16, 1966, filed for record July 14, 1966, and recorded in Book 94, at Page 19 in the Office of the Madison County Recorder; containing 1.19 acres, more or less, of which .10 acres, more or less, is contained within present road easement.

The purpose is to allow the property owner to operate a small-scale automobile sales lot.

After careful consideration of all facts presented, the Commission finds the application should be approved/ denied.

(IF RECOMMENDATION IS TO APPROVE, LIST CONDITIONS, IF ANY)

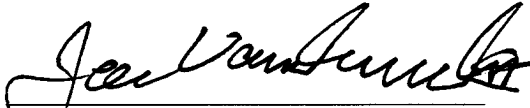
Therefore, the Madison County Zoning Commission hereby recommends the Madison County Board of Supervisors approve/ deny the request of Doc Tindle Auto on the redistricting request as noted above.

Members Voting To Recommend Approval:

KEVIN STEWARD, DAVID KOCH, JOANIE BOND, JOE VANGINKEL

Members Voting To Recommend Denial:

NONE



Joe Van Ginkel- Vice Chair
Madison County Zoning Commission

Application for Ordinance Amendment or District Change

Office Use Only					
Tracking Number	Date Received	Fee Paid	Date of Brd Review	Date Approved/Denied	Section/Township (District Change)
14-23	7/28/23	350. ⁰⁰	8/17/23 + 8/22/23	8/22/23	Z / LINCOLN

For ordinance amendments, the applicant must submit text for recommended change. For district changes, the applicant must submit a survey if the proposed district boundary is not described in terms of an aliquot part(s). Additional information will be required upon request of the Zoning Commission, Board of Supervisors or Board of Health. In addition, please attach any other information that you believe will be helpful in reviewing your application.

Please Print All Information.

1. Applicant Information			2. Property Owner Information (For District Change Only & if different than Block 1)		
First Name Marlyn	Last Name Tindle	First Name Last Name			
Company Name Doc Tindle Auto			Company Name		
Address 2224 West Summit			Address		
City Winterset	State IA	Zip 50273	City State Zip		
Phone Number (area code) 515-462-2317	Fax or E-mail 515-462-2363	Cell Phone 515-975-2362	Phone Number (area code) Fax or E-mail Cell Phone		
3. Type of Request		4. Legal Description (For district change only)			
<input type="checkbox"/> Environmental Health Amendment <input type="checkbox"/> Zoning Amendment <input checked="" type="checkbox"/> Zoning District Change		2A Tract 417.42 x 208.71 in NW COR NE1/4 EX1.26 A HWY			
5. Citation or standard (For ordinance amendments only)					
6. Zoning District (For district change only)					
Current Zoning District residential			Proposed Zoning District commercial		
7. Summary of Fact (Reason for amendment or district change). Provide additional pages if necessary.					
DOT requires current letter from Zoning Commission on a building on the parcel classed as a commercial building by the assessor on a residential parcel. Car paperwork is completed in this business office. Commercial rate phone Insurance and electric have been in place on this building since the buisness inception.					

I hereby attest the truth and accuracy of all facts and information presented on this application and as part of this application.	
Applicant Signature: <i>Doni M Tindle</i>	Date: 07/28/2023
Owner Signature (For district change only, unless same as applicant): <i>Marlyn Tindle</i>	Date: 07/28/2023

Reset Form

Print Form

Doc Tindle Auto

Doc Tindle Auto

2224 West Summit

Winterset, Iowa 50273

Office Phone: 515-462-2317

August 7, 2023

Doc Tindle Auto has operated since 2002. We use this office location for the business. The sole proprietor is Marlyn James Tindle. Jason James Tindle and Toni Tindle are listed on business documents. This request is as a result of a requirement for a camper license. We have sold one camper this year. We do not advertise so the number of used vehicles sold per year varies according to the economy and the supply and demand issues. Approximately on average 10-15 vehicles per year are sold.

Respectfully submitted,

Marlyn James Tindle

A handwritten signature in black ink that reads "Marlyn James Tindle". The signature is written in a cursive style with a large initial "M".