



PLANNING AND ZONING
Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3021
Tom Drzycimski, AICP, Administrative Officer FAX (641) 421-3088
Michelle Rush, Administrative Assistant

February 18, 2010

TO: Cerro Gordo County Planning & Zoning Commission
FROM: Tom Drzycimski
SUBJECT: Next Meeting – *Thursday, March 4, 2010; 4:00 p.m.; Boardroom*

Gentlemen:

The next meeting of the Cerro Gordo County Planning & Zoning Commission is scheduled for **Thursday, March 4, 2010, at 4:00 p.m. in the Boardroom at the Courthouse.**

Ken Smith and John Barron will not be able to make the meeting. Therefore, we will need the rest of you for a quorum. If you can't make it, please let Michelle know as soon as possible so we can reschedule. Another option is to participate by phone.

We have two items on the agenda. Both are rezoning requests.

1. Betty Legler 21342 – 275th Street

This is a request to rezone a 3.54 acre building site in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Portland Township, from A-1 to A-2.

The only A-2 district non-conformity that is evident from the survey is the location of the 9'x9' pump house in the southeast corner of the parcel. The pump house is 39 feet from the front lot line (see Figure 1). A front yard setback of 50 feet is required in the A-2 district.

There are two accesses into the building site. The easterly driveway goes to the house and the three outbuildings on the east side of the parcel (see Figure 2). The westerly driveway provides access to the 32'x50' barn (see Figure 3). The barn is obscured by the trees on the site in the aerial photo.

Farmland around the acreage is farmed continuously. There is an access to the west of the acreage in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, which is also owned by Ms. Legler.

This is an existing building site, no land will be taken out of production, there are no access issues, and the request generally conforms to the Zoning Ordinance. I recommend that this request be forwarded to the Board of Supervisors for approval.

2. Robert Bohn & Emma Mostrom 20063 Yucca Avenue

This is a request to rezone a 5.67 acre parcel in the SE¼ of the SW¼ of Section 25, Falls Township from A-1 to A-2.

The house is the only non-conforming structure under A-2 district regulations. The house sits 42.6 feet from the front lot line at its closest point (see Figure 1). A front yard setback of 50 feet is required in the A-2 district.

Part of the parcel lies south of the creek. I am not sure how this will be accessed. It appears that there is an access into the surrounding farmland north of the acreage. However, the piles of snow made it difficult to determine. The aerial photos were also inconclusive. Access to the surrounding farmland should be assured during the hearing on this request.

If the question of farmland access can be answered sufficiently, then I recommend that this request be forwarded to the Supervisors for approval. This is an existing building site, no land will be taken out of production, and the request generally conforms to the Comprehensive Plan.

Items from the Floor

This is just a reminder that the registration deadline for the Planning & Zoning Workshop at the Best Western in Clear Lake is coming up. It is scheduled for Wednesday evening, March 31. Please let Michelle know if you are interested in attending. As usual, the department will pick up the registration fee. There aren't too many perks serving on the planning and zoning commission, but this is one of them.