



## PLANNING AND ZONING Cerro Gordo County Courthouse

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August 19, 2010

TO:            Cerro Gordo County Planning & Zoning Commission

FROM:        Tom Drzycimski

SUBJECT:    Next Meeting – *Thursday, September 2, 2010; 4:00 p.m.; Boardroom*

Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, September 2, 2010, at 4:00 p.m., in the Boardroom at the Courthouse.** We have one rezoning request for consideration.

1. Michael Wiebrand      1050 – 120<sup>th</sup> Street, Meservey

This case is in the far southwestern corner of the county, about a mile northwest of Meservey near the Hancock County line. Mr. Wiebrand is requesting a rezoning from A-1 to A-2 on a 2.06 acre parcel located in the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> of Section 19, Grimes Township. The building site is located at the northeast corner of the intersection of Apple Avenue and 120<sup>th</sup> Street.

The building site contains only two structures – the house and a 20'x40' shed east of the house (see Figures 1 & 2). The front of the parcel is considered the west side along Apple Avenue by definition of the Zoning Ordinance, since it is the short side on a corner lot. Both structures meet A-2 district setbacks. Under the general regulations in Article 6 of the Zoning Ordinance the shed is legal. Accessory structures can be as close as 3 feet to a rear lot line on agriculturally zoned parcels.

There is a field access into the surrounding quarter-quarter section just east of the proposed 2.06 acre parcel from 120<sup>th</sup> Street. A second access from 120<sup>th</sup> Street is located near the quarter-quarter section line.

I do not see any issues with this rezoning request. 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 Comprehensive Plan. I recommend that the request be forwarded to the Board of Supervisors for approval.