



PLANNING AND ZONING

Cerro Gordo County Courthouse

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February 5, 2020

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, February 6, 2020; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, February 6, 2020 at 4:00 p.m., in the Boardroom at the Courthouse**. You will be considering a two rezoning requests and a proposed amendment to the County's floodplain rules in the Zoning Ordinance.

1. Richard and Jeanne Moorehead 22863 290th Street

This 3.04-acre parcel, located in the NE¹/₄ of the NE¹/₄, Section 34, Falls Township, is being separated from the surrounding cropland. Since the property will be less than 10 acres, a rezoning from A-1 to A-2 is being requested by the applicant. A minimum area of 2 acres is required in the A-2 District.

The property contains a house, three grain bins, and two machine sheds (See Figures 1-4). Two of the grain bins are 14.7' from the east side lot line. A 25' side yard setback is required in the A-2 District (See Figure 5).

The parcel is surrounded by fields in agricultural production. The field around the acreage is accessible to the east of the acreage via 290th Street and to the south via Warbler Avenue.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, there are no access issues, and no land will be taken out of agricultural production. I recommend the request be forwarded to the Board of Supervisors for approval.

2. Roger Schmidt/Schmidt Livestock, Inc. 19861 Fir Avenue

This 4.97-acre parcel, located in the NW¹/₄ of the NE¹/₄, Section 36, Grant Township, is being separated from the surrounding cropland. Since the property will be less than 10 acres, a rezoning from A-1 to A-2 is being requested by the applicant. A minimum area of 2 acres is required in the A-2 District.

The property contains a house and machine shed (See Figures 1 & 2). None of the structures are non-conforming.

The parcel is surrounded by fields in agricultural production. The field around the acreage is accessible to the south of the acreage via Fir Avenue.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, there are no access issues, and little to no land will be taken out of agricultural production. A Declaration of Use Covenant dedicating the farmland for agricultural purposes will be necessary to avoid a subdivision trigger before the request is heard before the Board of Supervisors. I recommend the request be forwarded to the Board of Supervisors for approval contingent on a Declaration of Use Covenant being prepared and recorded with the County Recorder prior to the hearing.

3. Proposed amendment to the Zoning Ordinance: Article 21, "Floodplain Management"

New official Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) will be made official on June 5, 2020. The new floodplain maps will replace the current maps when they become effective. FEMA requires Cerro Gordo County to amend its floodplain rules to meet federal standards and to adopt the new FIRM and FIS within our ordinance before the new maps become official. The Iowa DNR also requires the County to meet state rules.

Enclosed within your packet, you will find the proposed amended Article 21, "Floodplain Management." The Article is largely similar to the current floodplain ordinance with changes and additions as worked out with officials from the Iowa DNR. Definitions pertaining to floodplains are also being amended, added, and deleted to be consistent with the required changes as proposed for Article 21. Additionally, I am proposing to amend all the terminology currently sprinkled throughout the Article that is proposed to be deleted, specifically "100-year flood", "flood elevation," and "flood hazard areas," though these changes are not specifically required. This will make the entirety of Article 21 consistent throughout.

We would like to discuss these proposed changes at our next meeting and ultimately make a recommendation to the Board of Supervisors. Please feel free to contact me with any questions regarding the proposed amendments.