



PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254

John Robbins, Planning and Zoning Administrator

Michelle Rush, Executive Assistant

(641) 421-3075

plz@cgcounty.org

cgcounty.org/planning

April 23, 2020

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, May 7, 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, May 7, 2020 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a controlled access request.

In seeking to adhere to Governor Reynold's State of Public Health Disaster Emergency Proclamation related to COVID-19 Community Spread Mitigation, the hearing will be conducted via telephone conference call. You will call the phone number below and enter the Conference ID when prompted. Please let me know if you have any questions about this.

Conference phone: (641) 421-3113

Conference ID: 3044#

1. Corey and Heidi Grafton 19066 280th Street (Lot 5, Raymond O. Midness Addition)

The Graftons are requesting a second driveway to be located near the northwest corner of the subject property (See Figures 1). The county Road Access Policy requires review through the Planning and Zoning Commission and Board of Supervisors.

The existing driveway into the corner lot is located along the south side of the property along 280th Street and accesses the existing house (See Figure 2). The proposed driveway is intended to access a future utility building from Spruce Avenue.

The Road Access Policy requires a minimum separation of 400 feet for driveways accessing residences on the same parcel. The request would meet this standard.

Spruce Avenue carries approximately 50 average daily vehicles. The proposed driveway is over 300 feet from the intersection of Spruce Avenue and 280th Street (See Figure 3). There are two residences to the north, and the nearest driveway is about 280 feet away from the proposed

location (See Figure 4). It is difficult to foresee the proposed driveway creating any safety issues. The proposed driveway will only create a nominal increase, if any, in traffic along Spruce Avenue or 280th Street, so I do not have any concerns with the request.

The County Engineer has been offered the opportunity to comment. Any comments received will be shared with the Commission at the hearing. An access permit from the Engineer's Office will be required to connect to the public road prior to installation. I recommend the request be forwarded to the Board of Supervisors for approval.