



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

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September 18, 2020

TO:                    Cerro Gordo County Planning and Zoning Commission

FROM:                John Robbins

SUBJECT:            Next Meeting – *Thursday, October 1; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **October 1, 2020 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering three rezoning requests.

If you have concerns with attending in person due to COVID-19, the option to attend the hearing via teleconference will be made available. Social distancing will be practiced. You may join via teleconference by calling 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#

### REZONING REQUESTS

1.      Thorvald Thompson                    9156 Raven Avenue (SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>, Section 23, Bath Township)

This 2.00-acre parcel, located in the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>, Section 23, Owen 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.

The property contains a mobile home, a detached garage, and a wellhouse (See Figures 1-3). The mobile home is 12'-wide. The Zoning Ordinance requires a minimum 22' dimension for dwellings (See Figure 4).

The parcel is surrounded by fields in agricultural production. The field around the acreage is accessible from 180<sup>th</sup> Street to the south of the acreage.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, no farmland will be taken out of production, and there are no access issues. I

recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structure noted.

2. Leo F. O'Connor and Ruth J O'Connor Revocable Trust 23654 150<sup>th</sup> Street  
(SW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>, Section 2, Dougherty Township)

This 2.59-acre parcel, located in the SW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>, Section 2, Dougherty 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.

The property contains a house, a machine shed, and barn (See Figures 1 & 2). There are no non-conforming structures on the property.

The parcel is surrounded by fields in agricultural production. The field around the acreage is accessible from Yarrow Avenue to the east of the acreage.

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

3. Dana Lathrop for the Allen M Lathrop Estate west of 19288-A 280<sup>th</sup> Street  
(SE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub>, Section 31, Falls Township)

This 6.41-acre parcel, located in the SE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub>, Section 31, Falls Township, is being separated from the surrounding cropland to include the property west of the house at 19288-A 280<sup>th</sup> Street and the connecting pond as part of the sale of property. Since the property will be less than 10 acres, a rezoning of the combined split zoning of R-1 and A-1 to A-2 is being requested by the applicant.

There are no structures located on the surveyed parcel (See Figures 1-3). There are fields in agricultural production east of the surveyed parcel and residential properties to the west. The field to the east is accessible from 280<sup>th</sup> Street east of the property.

The Future Land Use Map shows this area as future residential. The surveyed parcel is not likely to be developed, so the roughly one acre of farmland included with it is not likely to be taken out of production anytime soon. The rezoning request is in general compliance with the comprehensive plan: it is planned for future residential development; little, if any, farmland will be taken out of production in the foreseeable future; and there are no access issues. I recommend the request be forwarded to the Board of Supervisors for approval.

## ITEM FROM THE ZONING ADMINSTRATOR

### 4. Zoning Amendment – Miscellaneous provisions

The proposed amendment primarily updates various sections of the Zoning Ordinance to clean up and provide clarity in the language. As a summary, the changes are as follows:

- The change to the Zoning Permit fee schedule puts a cap on the fee and is otherwise unchanged. The change to the administrative fee for building without a permit reduces the low-end of the penalty to be appropriate relative to small structures such as a garden shed or fence.
- The portion updating site plan fees cleans up the language of the section to provide clarity.
- The yard exceptions regarding steps and the update to the A-1 District is intended to provide clarity for applicants. Both currently require having to look up definitions, and the changes place them directly into respective ordinance sections. In particular, the minimum acreage size for the A-1 District is not directly in Article 7 and should be.
- The updates to Article 6.28, Other Exceptions to Yard Requirements clarifies some existing exceptions and adds a few more that are regularly granted variances by the Board of Adjustment and do not have impact issues when granted. The change is intended to help reduce the number of variances requested for common matters, particularly on lake lots.