



## 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

December 15, 2020

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, January 7, 2021; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **January 7, 2021 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a one rezoning request.

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 or if you are not able to attend in advance of the hearing.

**Conference phone:** (641) 421-3113

**Conference ID:** 3044#

### REZONING REQUESTS

1. Marty Ginther      24974 210<sup>th</sup> Street (SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>, Section 1, Owen Township)

This 4.29-acre parcel, located in the SE<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>, Section 1, 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 applicant intends to construct a house and repurpose the property back to a homestead.

The property contains a large utility building and machine shed (See Figures 1 & 2). There are no non-conforming structures on the property. The property has an existing well (See Figure 3).

The parcel is surrounded by fields in agricultural production. The field around the acreage is accessible from 210<sup>th</sup> Street to the west of the parcel.

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 surrounding 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.