



**PLANNING AND ZONING**  
**Cerro Gordo County Courthouse**

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August 24, 2021

TO:            Cerro Gordo County Planning and Zoning Commission  
FROM:        John Robbins  
SUBJECT:    Next Meeting – *Thursday, September 9, 2021; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **September 9, 2021 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a rezoning request.

If you have concerns with attending in person due to COVID-19, the option to attend the hearing via web conference will be made available. Social distancing will be practiced. You may join the web conference by using the following web address or by calling the phone number and entering 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.

**BY COMPUTER**

**Web Conference:** <https://bit.ly/3lXCPrV>

**BY PHONE (AUDIO ONLY)**

**Conference phone:** (641) 351-6385

**Conference ID:** 402 076 643#

1.      Logan Brown            23248 Cardinal Avenue (SE¼, Section 8, Grant Township)

This 0.98-acre parcel is located in the SE¼ of Section 28, Bath Township. Mr. Brown is requesting to rezone the parcel from A-1 Agricultural to A-2 Agricultural residence. He is purchasing the land in which the driveway that accesses his house to the south is located (See Figures 1 & 2). Because the parcel is undersized for the A-2 District, it will need to be combined with the 3.54-acre house parcel, which is zoned A-2.

The subject parcel has no structures (See Figure 1). Mr. Brown's house, a detached garage, and two sheds sit on the parcel to the south (See Figure 2 & 3). There are no non-conforming structures on either.

Farm structures and agricultural fields sit to the west and north of the property. These are accessed from a separate driveway from Cardinal Avenue to the north (See Figure 4). The request does not create any access issues as a result.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, no agricultural land will be taken out of production, and there are no access issues. A Declaration of Use Covenant dedicating the adjacent land to the north 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.