



## 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

February 18, 2022

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, March 3, 2022; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **March 3, 2022 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a rezoning request and a proposed amendment to the Zoning Ordinance.

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/3GANRtKv>

**BY PHONE (AUDIO ONLY)**

*Conference phone:* (641) 351-6385

*Conference ID:* 715 501 010#

1. Cerro Gordo County Conservation for William and Patricia Hansen  
22217 Cardinal Avenue (W $\frac{1}{2}$  of the SW $\frac{1}{4}$ , Section 16, Grant Township)

This 5.35-acre parcel is located in the W $\frac{1}{2}$  of the SW $\frac{1}{4}$ , Section 16, Grant Township. A rezoning from A-1 Agricultural to A-2 Agricultural residence is being requested because the resulting parcel will be under 10 acres. The Hansens are donating approximately 200 acres to Cerro Gordo County Conservation, which is under the Wetland Preservation Program (WRP) administered by the US Department of Agriculture.

The parcel has a house, a grain bin, a barn, and several machine sheds (See Figures 1-5). The house is 22' from the front line. A 50' front yard setback is required in the A-2 District (See Figure 6). Additionally, a special exception request is being heard by the Board of Adjustment at its February 22<sup>nd</sup> meeting for the proposed 18' south side yard setback of the southernmost machine shed where a 25' side yard setback is required in the A-2 District (See Figure 7).

Recommendation of approval should only be made if this exception is granted; I will inform the Commission regarding the results of that request at the hearing.

The property is surrounded by the aforementioned wetlands. The wetlands can be accessed from 310<sup>th</sup> Street (County Road B-20).

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. Assuming approval by the Board of Adjustment regarding the south side yard setback special exception request, I recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structures noted.

## 2. Zoning Amendment – Regarding special event uses

The proposed amendment addresses land uses pertaining to special events. The intent of the amendment is to clean up language and update existing provisions in the ordinance as well as address smaller events that are more often being requested that have a larger impact to a respective neighborhood (e.g. neighborhood block parties).

The proposed changes are as follows:

- Adds a definition for “Temporary Use Permit” in Article 4.
- Amends Section 20.2(EE) to clean up language and make the special use category compatible with the amended section for Temporary Use Permits. The amendment also adds some minimum requirements to the category where none previously existed.
- Amends the fee for a Temporary Use Permit for temporary occupancy of a travel trailer or recreational vehicle outside of a travel trailer park to the minimum Zoning Permit fee in Article 20.
- Creates a new section for a Temporary Use Permit in Article 20 for small special events under 100 people with an established administrative process. The proposed permit does not include typical family or social gatherings or events that are already established as a permitted use in a respective zoning district. Certain minimum standards are established in the proposed amendment. The minimum requirements are significantly based on input from the County Engineer, CG Public Health, and the County Sheriff.

The Comprehensive Plan does not specifically address special events. The plan encourages the use of performance standards where appropriate.