



PLANNING AND ZONING

Cerro Gordo County Courthouse

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January 18, 2021

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

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

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **February 4, 2021 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering two 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 or if you are not able to attend in advance of the hearing.

Conference phone: (641) 421-3113
Conference ID: 3044#

REZONING REQUESTS

1. John Nelson 5584 Eagle Avenue (SE¼ of the NE¼, Section 10, Grimes Township)

This 2.47-acre parcel, located in the NE¼ of the SE¼, Section 10, Grimes 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 and other farm structures (See Figures 1-3). There are several farm structures proposed to be split from the acreage (See Figures 4 & 5). Mr. Nelson is selling the acreage to his son. It will continue to be used as a farm, so the minimum setbacks and separation distances required for structures are considered farm exempt and not applicable under the Zoning Ordinance in this case (See Figure 6).

The parcel is surrounded by fields in agricultural production. The field around the acreage is accessible from Eagle Avenue both to the north and 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.

2. Ryan Braget & Delores Thompsen 7867 290th Street (NE¹/₄ of the NE¹/₄, Section 31, Lincoln Township)

Mr. Braget is purchasing 1.38 acres from Ms. Thompsen to add additional land to his property at 7687 290th Street. His current lot is grandfathered in the A-1 District at 1.34 acres. The resulting 2.72-acre lot will be less than 10 acres, so a rezoning from A-1 to A-2 is being requested by the applicants.

The property contains a house and detached garage, and a shed will be added with the additional land (See Figures 1-3). The detached garage is 1.4' from the north side property line. A 25' side yard setback is required in the A-2 District.

The parcel is surrounded by fields in agricultural production. The added land will not alter any legal access into the surrounding farmland.

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