



PLANNING AND ZONING

Cerro Gordo County Courthouse

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July 8, 2021

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, July 15, 2021; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **July 15, 2021 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering two rezoning requests. In person attendance is allowed at the meeting. For convenience, the option to attend the hearing by teleconference call will be made available. However, if there are technical difficulties with the conference call, the hearing will still go on as scheduled. At the time above, you may join the call by using the following phone number and entering the conference ID when prompted:

Conference phone: (641) 421-3113

Conference ID: 3044#

1. Bill Salier 24135 260th Street (NW¼ of the NW¼, Section 13, Portland Township)

This 2.62-acre parcel is located in the NW¼ of the NE¼ in Section 13, Portland Township. The applicant proposes to split the farmland from the building site. Since it is less than 10 acres, a rezoning from A-1 Agriculture to A-2 Agriculture is being requested.

The property contains a house, a detached garage, and a shed (See Figures 1 & 2). The house is 47' from the front lot line. A 50' front yard setback is required in the A-2 District (See Figure 3). Additionally, the dwelling has a ground floor area of 576 square feet not including the porch. The Zoning Ordinance requires a minimum ground floor area of 720 square feet for single story dwellings exclusive of porches, garages, and the like (See Figure 1).

The parcel is surrounded by fields in agricultural production. There is an existing access to the farm field via Yarrow Avenue.

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.

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

2. Cartersville Elevator, Inc 21822 & 21823 260th Street (NE¹/₄ of the NE¹/₄, Section 4, Dougherty Township & SE¹/₄ of the SE¹/₄, Section 33, Owen Township)

Cartersville Elevator, Inc. proposes to rezone the entirety of its property to M-1 Light Industrial. Currently, there is a mix of split zoning, so all property that is in the A-1 Agricultural District and M-2 Heavy Industrial District will be rezoned with the request and provide common zoning throughout the property. Additionally, Cartersville is in the process of purchasing 7.26 acres of the property to the west and south of 180th Street for expansion (See Figure 1). A “rezoning exhibit” and map of the current zoning of the property is included in your packet.

There are many large grain bins and industrial buildings that are onsite (See Figures 2 & 3). Much of the facilities have existed in their current location since the 1950’s, though most have been replaced or reconstructed over the years. A new office was constructed on the north side of 180th Street in 2020 (See Figure 4). The company also owns a parcel in agricultural production to the west of the facilities on the north side of the 180th Street that is also proposed to be rezoned with this request (See Figure 5).

A 50’ front yard setback is required in the M-1 Light Industrial District. Facilities on both sides of the street encroach into the required setback.

The Comprehensive Plan policies that address this proposal are under Element 3 for agriculture and farming and Element 6 for industrial development. Generally, taking highly productive farmland with a CSR about 70 out of production is discouraged by the plan’s policies. The applicable agricultural ground under this request has a CSR of 78. However, Policy 3.2.3 states that agricultural services that serve the local agricultural economy may be located in rural areas if compatible with adjacent uses. Cartersville Elevator, Inc. serves the local agricultural community with its business. Its existing facilities are adjacent to these fields, and there are a couple other commercial and residential uses just east of the property in the unincorporated village of Carterville. When the property was originally platted, it was likely anticipated that the business would eventually expand.

The industrial development section of the Comprehensive Plan speaks to the appropriate location of such facilities. Generally, it encourages locating industrial development in existing areas designed for such development with existing infrastructure. This location has had facilities and been used for industrial uses since the 1950’s. There is no anticipated increase in traffic in the short term, as the facilities will operate as they have been.

Generally, the Comprehensive Plan seems to support the proposed rezoning more than it discourages it. The request mostly cleans up the official zoning map but also prepares for future expansion of existing industrial facilities that serve the agricultural community. Farmland will stay in production in the short term but will likely be used for future expansion in the future. I recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structures noted.