



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 10, 2021

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, January 6, 2022; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **January 6, 2022 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/3lkujSr>

BY PHONE (AUDIO ONLY)

Conference phone: (641) 351-6385

Conference ID: 600 439 499#

1. Shawn O'Donnell 4349 150th Street (NE¼ of the NW¼, Section 10, Grimes Township)

This 2.19-acre parcel is located in the NE¼ of the SE¼, Section 1, Falls Township. . The property was split off in July 1997 without a rezoning and has been an illegal lot since as a result. A rezoning from A-1 Agricultural to A-2 Agricultural residence is being requested because the resulting parcel will be under 10 acres. The requirement for a plot plan showing all of the structures has been waived since it can be confirmed no new non-conforming setbacks are being created.

The parcel has a house, a machine shed, and two other sheds (See Figures 1 & 2). The house has a legally non-conforming front yard setback of 26' where a 50' front yard setback is required (See Figure 3).

The property is surrounded by fields in agricultural production. The fields can be accessed to the east and west of the property via 120th Street.

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. The rezoning will correct the illegal status of the property. I recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structures noted.