



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

220 N Washington Ave  
Mason City, IA 50401-3254  
cgcounty.org/planning

(641) 421-3075  
(641) 421-3110  
plz@cgcounty.org

July 20, 2023

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins, consulting Senior Planner (NIACOG)

SUBJECT: Next Meeting – **Thursday, August 3, 2023; 4:00 p.m.; Boardroom**

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **August 3, 2023 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a rezoning request.

1. Cecilia E. Pitkin (POA) on behalf of Galen Pitkin 9377 295<sup>th</sup> Street  
This 4.09-acre parcel is located in the NE<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub>, Section 28, Lincoln Township. The applicant proposes to split the home-site from the farmland and most of the farm buildings and structures. It is less than 10 acres, so a rezoning from A-1 Agricultural to A-2 Agricultural Residence is being requested.

The property being split off contains a house, two grain bins, and several sheds and machine sheds (See Figures 1-5). Both grain bins on the subject portion of the property are less than 10' apart where the Zoning Ordinance requires a minimum separation distance of 10'; however, these are farm structures that were considered farm exempt under state law at the time of construction, and are legally non-conforming. The farm structures on the portion of the property staying with the farmland will continue to be used for agricultural purposes and will continue to be farm exempt under the ordinance (See Figure 6). As a result, no new non-conformities are being created as a result of the request even though the westernmost of these will be less than 25' from the new west side lot line (See Figure 7).

The parcel is surrounded by fields in agricultural production. The fields can be accessed to the east via 295<sup>th</sup> 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. **I recommend the request be forwarded to the Board of Supervisors for approval.**