



PLANNING AND ZONING Cerro Gordo County Courthouse

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TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, June 6, 2019; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, June 6, 2019 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a rezoning request.

1. Sacred Heart Cemetery Association SW¹/₄ of the NE¹/₄, Section 15, Geneseo Township

The Sacred Heart Cemetery Association recently purchased 1 additional acre of land, located in the SW¹/₄ of the NE¹/₄, Section 15, Geneseo Township, to provide additional space for new burial plots for the Sacred Heart Cemetery (See Figure 1 & 2). The area of the cemetery will be a total of 4.3 acres in size with the additional land. The property was grandfathered within the A-1 District (minimum lot size of 10 acres) when the Zoning Ordinance was adopted. Since the property will be less than 10 acres and property lines are being adjusted, the grandfathered status of the property no longer applies. As a result, a rezoning from A-1 to A-2 is being requested by the applicant.

There are no existing structures on the property, except for a small mausoleum (See Figure 3). Cemeteries are a permitted use in the A-2 Agricultural District.

The parcel is surrounded by fields in agricultural production. The added acres have no effect on the accessibility of the surrounding farmland.

The rezoning request is in general compliance with the comprehensive plan. No access issues will be created as a result of the additional land. Although some farmland will be taken out of production, township cemeteries serve a vital function for the citizens of the county. I recommend the request be forwarded to the Board of Supervisors for approval. The cemetery association will need to have the added land combined into one lot through the Auditor's Office once approved.

2. Wilbur S. Overgaard Trust 14602 Balsam Avenue

This 4.00-acre parcel, located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 30, Clear Lake 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 requested by the applicant. A minimum area of 2 acres is required in the A-2 District.

The property contains a house and farm building (See Figures 1 & 2). There is an existing well and septic system (See Figures 3 & 4). There are no non-conforming structures on the property.

The parcel is surrounded by fields in agricultural production. The fields around the acreage are accessible to the north and south via Balsam Avenue and to the east and west via 237th Street.

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