



PLANNING AND ZONING

Cerro Gordo County Courthouse

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April 17, 2025

TO: Cerro Gordo County Planning and Zoning Commission

SUBJECT: Next Meeting – **May 1, 2025; 4:00 p.m.; Boardroom**

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **May 1, 2025 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering one rezoning request.

1. David Meinders 5037 Jonquil Ave, Swaledale, IA 50477

This 3.19-acre parcel is located in the SW¼ of the SW¼ of Section 10, Pleasant Valley Township. The applicant proposes to separate the building site from the farmland. The applicant plans to sell the building site; the remaining farm ground will continue to be farmed. The building site is less than 10 acres in size, so a rezoning from the A-1 Agricultural District to the A-2 Agricultural Residence District is being requested.

The parcel is an existing farmstead with a dwelling, two farm bins, two sheds and a barn. The dwelling is 29.6' from the front lot line. The small bin south of the driveway along Jonquil Avenue is even closer to the front lot line. A 50' front yard setback is required in the A-2 District. The bin in the northeast corner of the lot is 25' from the east (rear) lot line. A 50' rear yard setback is required in the A-2 District. 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 ground on the east side of the bike trail is owned by another property owner. Separating the building site from the farmland will create a third split in the quarter-quarter section which would trigger the subdivision process. A Declaration of Use Covenant dedicating the remaining farmland that Mr. Meinders owns for agricultural purposes is necessary to avoid the subdivision trigger. The applicant's attorney is preparing the Declaration of Use Covenant.

The applicant currently accesses his farmland thru the building site. The existing driveway into the building site is used which runs along the east side of the dwelling then continues east into the farm field. Mr. Meinders has a verbal agreement with the proposed buyer of the acreage to continue to allow access thru the building site into his farmland. Mr. Meinders may want to consider a separate driveway along Jonquil Avenue in the future. Permits for a new driveway would be handled by the County Engineer's office.

The rezoning request is in general compliance with the comprehensive plan. This is an existing building site, and no land will be taken out of production. As stated above, access into the farmland has verbally been agreed to by the buyer of the building site. The Declaration of Use Covenant dedicating the remaining farmland for agricultural purposes must be received by our office before the request will be

heard by the Board of Supervisors. We recommend the request be forwarded to the Board of Supervisors for approval contingent on the Declaration of Use Covenant being prepared and recorded with the County Recorder prior to the hearing with the non-conforming structures noted.