



PLANNING AND ZONING Cerro Gordo County Courthouse

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January 24, 2025

TO: Cerro Gordo County Planning and Zoning Commission

SUBJECT: Next Meeting – **Thursday, February 6, 2025; 4:00 p.m.; Boardroom**

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **February 6, 2025 at 4:00 p.m., in the Boardroom at the Courthouse**. You will be considering three rezoning requests.

1. Jon & Carol Caspers 11677 130th St, Swaledale, IA 50477

This request is on **Parcel B** in Lot 4 of Pleasant Valley First Subdivision located in the NE¹/₄ of Section 23, Pleasant Valley Township. The applicants recently exchanged Parcel C for Parcel B with the Moeller's who own the hog site facility immediately to the east at 11815 130th Street.

Parcel B contains 0.47 acres. Parcel B is part of Lot 4 in Pleasant Valley First Subdivision which is zoned A-1 Agricultural District. Parcel B is less than 10 acres in size and will be combined with the applicants building site located on Lot 3 of Pleasant Valley First Subdivision which is zoned A-2 Agricultural Residence District. Therefore, a rezoning from the A-1 Agricultural District to the A-2 Agricultural Residence District is being requested.

There are no structures on Parcel B. It is covered by grass and a row of trees along the north lot line and will be used as part of the Caspers building site.

The rezoning request is in general compliance with the comprehensive plan. No agricultural land will be taken out of production, and there are no access issues. **The Planning & Zoning Department recommends the request be forwarded to the Board of Supervisors for approval with the condition that Parcel B is combined with the existing acreage.**

2. Jeffrey & Anna Moeller's 11815 130th St, Swaledale, IA 50477

This request is on **Parcel C** in Lot 3 of Pleasant Valley First Subdivision located in the NE¹/₄ of Section 23, Pleasant Valley Township. The applicants recently exchanged Parcel B for Parcel C with the Caspers who own the acreage immediately to the west at 11677 130th Street.

Parcel C contains 0.47 acres. Parcel C is part of Lot 3 in Pleasant Valley First Subdivision which is zoned A-2 Agriculture Residence District. Parcel C is less than 2 acres but will be combined with the applicant's hog site located on Lot 4 of Pleasant Valley First Subdivision which is zoned

A-1 Agricultural District. Therefore, a rezoning from the A-2 Agricultural Residence District to the A-1 Agricultural District is being requested.

There are no structures on Parcel C. Parcel C appears to currently be in agricultural production. It may continue to be used as tillable ground or will be used as part of the Moeller's hog site operation.

The rezoning request is in general compliance with the comprehensive plan. If the land is no longer used as farm ground, it will still be an ag use as part of the hog site. There are no access issues. **The Planning & Zoning Department recommends the request be forwarded to the Board of Supervisors for approval with the condition that Parcel C is combined with the hog facility site.**

3. Jeff & Kara Rooney 24795 120th St, Dougherty, IA

This 5.04-acre parcel is located in the NE¹/₄ of Section 25, Dougherty Township and just west of the Floyd County line. The applicant proposes to separate the building site from the farmland and plans to sell the acreage. It 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 an existing house and many farm structures.

The survey shows several non-conformities with A-2 district setbacks and general requirements of the Zoning Ordinance. These non-conformities are as follows:

- The northernmost large machine shed located along 120th Street is 18 feet from the right-of-way line. A front yard setback of 50 feet is required in the A-2 district (See Figure 1).
- The shed along the west property line is 5.1 feet from the lot line at its closest point. Side yard setbacks of 25 feet are required in the A-2 district (See Figure 2).
- Of the four grain bins, the three easterly bins are all within 10 feet of one another (See Figure 3). The general regulation requires a 10' separation distance between detached structures. The separation distance between the two center bins is 5'-4" (See Figure 4). The separation distance between the two easternmost bins is 4 feet (See Figure 5).
- There are two sheds northwest of the silo that are 4.5 feet apart. The same 10-foot separation distance as above applies here (See Figure 6).

The entire NE¹/₄ of Section 25 is farmed continuously and is owned by Mr. Rooney. There appear to be three accesses into the quarter section. One is a grassed access west of the acreage into the NW¹/₄ of the NE¹/₄ of Section 25 (see Figure 7). Two accesses are located off of Zinnia Avenue – one near the quarter-quarter section line and another near the half section line.

A little history on this parcel: In June of 2017, James Rooney requested a change of zone on this parcel from the A-1 District to the A-2 District. The Planning & Zoning Commission recommended approval of the request at their meeting on August 15, 2017 and the Board of Supervisors approved the request on August 29, 2017.

In October of 2020, Jeff Rooney requested a change of zone on this parcel from the A-2 District to the A-1 District. Jeff purchased this parcel in October of 2017 prior to his father's death. He then purchased the remaining farmland from his father's estate in 2020. As a result of the purchase, Jeff made the request for the change of zone to reflect the number of contiguous acres, which is approximately 160 acres in size. The Planning & Zoning Commission recommended approval of

the request on December 3, 2020 and the Board of Supervisors approved the request on December 15, 2020.

Jeff is now requesting the building site to be separated from the surrounding farmland so the building site can be sold.

The rezoning request is in general compliance with the comprehensive plan. This is an existing building site, no land will be taken out of production, and there are no access issues. **The Planning & Zoning Department recommends the request be forwarded to the Board of Supervisors for approval with the non-conformities with the district requirements and general regulations noted.**