

Cerro Gordo County Planning & Zoning Staff Report

SPECIAL USE

Case No.: 19-30	Date of Application: May 6, 2019
Use Request: 20.2(II) Agricultural and Neighborhood Commercial Business	Owner: Andy and Jamie Meyer
Current Zoning: A-1 Agricultural	Petitioner: Same
Address: N/A	Size of Special Use: 7.5 acres, +3.5-acre expansion area
Clear Lake, IA 50428	Size of Parcel: 68.94 acres combined
Legal: Lots 1, 2 & 4, Nelson Acres	Hearing Date: May 28, 2019

BACKGROUND INFORMATION:

1) PURPOSE OF SPECIAL USE REQUEST -

Andy and Jamie Meyer (Meyers) are requesting a Special Use Permit (SUP) proposing an agricultural and commercial neighborhood business on their property (See Figure 1). The special use will involve a pumpkin patch and sale of other agricultural products associated with fall, which is a permitted use in the A-1 District, and agri-tourism activities, such as hayrides, play areas for children (e.g. haystacks) and activity stations (e.g. scavenger hunts). A corn maze is also a possibility.

There are no structures currently on the property. A part of the area is currently be converted for a private airplane runway, which was approved for a separate SUP late last year (See Figure 2). Additionally, the Meyers will be utilizing a part of the property for their future personal residence.

The Zoning Ordinance permits agricultural and commercial neighborhood businesses on property zoned A-1 with a Special Use Permit under Section 20.2(HH). Though some of the agricultural land will taken out of production for the special use, much of it is simply being converted to different types of crops, such as pumpkins, popcorn, or gourds.

2) EXISTING LAND USE AND ZONING CLASSIFICATION OF PROPERTY –

The whole of the property is currently used for growing corn and soybean crops. The property is zoned A-1 Agricultural.

3) LAND USE AND ZONING CLASSIFICATION OF SURROUNDING PROPERTY -

All surrounding land in the immediate area is zoned A-1 Agricultural. Land to the west and north is mostly used for crop production. The nearest residence is located directly north, across 260th Street, at 4346 260th Street, owned by Terry and April Templeton (See Figure 3). The next closest resident is approximately 500 feet to the east at 4611 260th Street, owned by David and Kristine Toyne (See Figure 4).

The Galilean Lutheran Church is adjacent to the south (See Figure 5).

The city limits of Clear Lake and Ventura are nearby as well, just south of US Highway 18.

GENERAL FINDINGS:

1) HARMONY AND ACCORD WITH GENERAL PRINCIPLES AND PROPOSALS OF ZONING ORDINANCE -

The intent of the A-1 Agricultural District is to permit the continued use of such agricultural land for agricultural purposes. The proposed special use is, by its nature, an agricultural use with agri-tourism elements. Most of the agricultural land is being converted for the growth of alternative types of crops, such as pumpkins.

Some of the farmland will be taken out of production for things such as parking or some of the activity areas. It is difficult to quantify exact number of acres being taken out of production for this special use. Other farmland will be taken out of production for the already-approved private airstrip and hangar, which are not a result of the agri-business use—even though there will be a small amount of crossover. Additional use of land will be for the Meyers' personal residence and associated use, which is a permitted use in the A-1 District and not a part of the proposed special use itself.

Overall, the special use is harmonious with the district and appropriate for the area.

2) COMPATIBILITY OF USE WITH APPEARANCE AND ESSENTIAL CHARACTER OF AREA -

As an agricultural use, the proposed special use is in line with the character of the neighborhood, particularly with special conditions applied for the extra traffic being drawn to the area as a result.

3) IMPACT ON EXISTING AND FUTURE USES, VICINITY, AND COMMUNITY AS A WHOLE -

Though it is agricultural in nature, the agri-tourism aspect of the special use will draw traffic to the area, which will be noticeable for neighbors along 260th Street. Conditions addressing dust control and road conditions are appropriate, if the SUP is approved. This and other potential impacts are addressed below.

4) ADEQUACY OF PUBLIC SERVICES (i.e., highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools) -

260th Street is a gravel-surfaced road carrying about 60 daily vehicular trips. The County Engineer has provided comment, included in your packets, stating it may be necessary for future road improvements for 260th Street, such as base stabilization, if the business takes off and draws hundreds of extra trips per day. While this will not be necessary initially, it would be appropriate to require the applicant to contribute a portion to road improvements if the County Engineer ever determines it necessary. Please keep in mind that it would take a dramatic increase in the number of trips to trigger this need.

The site will utilize an existing farm access for the driveway into the site (See Figure 6). Any improvements, such as widening, to the existing access drive or any additional access drives will require approval by the County Engineer and should be made a condition of the permit, if approved.

Law enforcement protection will be provided by the Cerro Gordo County Sheriff's Department. Fire protection will be provided by the Clear Lake Fire Department. Emergency Services will be provided by both Clear Lake EMT/Fire Department and Mason City Fire Department. There should not be a substantial increase in demand for either service.

There are no floodplains on the property. The end of a public drainage tile is located in the northeast corner of the property; however, the use should have little impact to no to the structure. There are no public drainage districts nearby. The applicants will need to arrange for refuse disposal themselves. The use should have no impact on schools.

No bathroom facilities, or well or wastewater system, are indicated in the application or site plan. The Meyers' residence will use private well and wastewater systems. If the special use permit is approved—despite no indication in the application, one of the conditions should be that the Meyers obtain any necessary well and wastewater permits from the Department of Public Health.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

There should be no cost to the public initially as a result of the proposed use. There is a possibility that, if the business becomes popular, road improvements may be necessary. Again, it would be appropriate to require the applicant to contribute a portion to road improvements if the County Engineer ever determines it necessary.

6) POTENTIAL DETRIMENTS TO PERSONS, PROPERTY, OR GENERAL WELFARE (i.e., excessive traffic, noise, smoke, fumes, glare, or odors) -

Likely, the largest impact resulting from the proposed special use is the expected increase in traffic. 260th Street is a graveled road currently receiving approximately 60 vehicular trips per day. On days the operation will be open, there will be a substantial increase in traffic. While difficult to determine the exact increase in traffic, large amounts of traffic can have significant impacts on neighbors due to dust. These impacts can be mitigated with dust control and limiting the time of year the special Use may operate, as indicated in the application. Conditions addressing dust control and road conditions are appropriate, if the SUP is approved.

Some noise from users of the site is a likely impact as well. Significant vegetation already exists between the two closest residences and the church to the south, which should mitigate any potential noise (See Figures 1 & 7-8). If the Board finds it necessary, requiring additional vegetation along the right-of-way of 260th Street would be appropriate, though this is not included in the recommended conditions.

There is also a possibility of recreational fires to be a part of the special use. According to the applicant, these are going to be the size of a "typical campfire," so smoke is likely to only have a nominal impact to neighbors. Smoke is unlikely to leave the premises as a result.

No fumes, glare, or odors are anticipated as a result of the special use.

The written narrative also mentions that some customers may use the private airplane runway to travel to the property. The Mason City Airport has commented and sees no issue resulting from the use of the airstrip. The Meyers were granted a separate SUP in late 2018 for the airstrip and are subject to the conditions in that permit.

7) COMPATIBILITY AND CONSISTENCY WITH THE INTENT AND PURPOSE OF THE ZONING DISTRICT -

The proposed use is generally compatible and consistent with the intent and purpose of the zoning district. The use itself is agricultural in nature with agri-tourism elements.

8) COMPATIBILITY WITH COUNTY COMPREHENSIVE PLAN -

There are several statements in the 2004 Comprehensive Plan Update that relate to this proposed special use. Policy 2.1.5 recommends the incorporation of "performance standards, where appropriate, into land development regulations and criteria; particularly to encourage compatible development projects." Such standards "are related to the effects of the development on adjacent properties and uses." The conditions recommended by staff, if the SUP is approved, can be construed to be performance standards.

Objective 2.4 discourages non-farm uses "from locating in active agricultural areas or on productive agricultural soils." The proposed special use is agricultural in nature with agri-tourism elements.

Objective 3.1 states, "Recognize agricultural land as a principal natural resource of the County and preserve those agricultural soils that have historically exhibited high crop yields and considered the most suitable for agricultural production." Again, the proposed special use is agricultural in nature. Most of the cropland being affected is simply being converted to different types of crops, such as pumpkins. Other uses on the site taking farmland out of production are separate from this specific use and have either already been approved by the Board or are a permitted use in the district.

Policy 3.2.3 states that, "Agricultural services, businesses, and industries that serve the local agricultural community may be permitted in rural areas if compatible with adjacent uses and located along a road that is adequate to support projected traffic demand." The proposed special use is an agricultural use with agri-tourism elements. The special use is in line with this goal. It is difficult to project traffic demand, but it would take a large increase on the road before improvements would be necessary. It should be made a condition of the permit that the Meyers must contribute to any necessary improvements if they become necessary.

In general, it appears that if appropriate conditions are attached to the SUP, the proposed use will be in substantial conformance with the 2004 Comprehensive Plan Update.

COMPLIANCE WITH ADDITIONAL ARTICLE 20 REQUIREMENTS:

Additional requirements for the special use requested are as follows:

20.2 SPECIAL USES

- II. Agricultural and neighborhood commercial businesses, provided a buffer zone of at least fifty (50) feet is established between the commercial building's associated work area, and the property lines. **No structures are currently proposed for the special use. An airplane hangar is shown on the site plan, but this is for the operation of the private airstrip, which was previously granted a separate SUP. That structure will have to meet the standards of the other SUP, and any future structures for the proposed special use will have to meet a 50-foot setback requirement. To ensure compliance with this standard, a condition of the SUP should require a Zoning Permit Application be filed with the Planning and Zoning Office for any future structures.** Such buffer areas will include any combination of earthen berms, trees, shrubs and bushes, and solid fences to develop compatibility with the adjoining property owners. **There are thick wooded areas or vegetative buffers already existing between the site and the nearest residences and church to the south. The existing vegetation provides a planting buffer to the east, north, and south. If the Board feels it necessary, you may require additional vegetation along the right-of-way line of 260th Street, though this is not included in the recommended conditions.** No more than one (1) acre of cultivated farmland can be converted to the new commercial use. **Most of the land affected by the proposed special use is being converted to alternative types of crops, such as pumpkins. As an agricultural use, it is difficult to measure the total number of acres being taken out of production as result of this specific use.** A-1 and A-2 Districts. **The property is zoned A-1 Agricultural.**

ZONING DISTRICT REQUIREMENTS:

Requirements of the zoning district for which the proposed special use is to be located are as follows:

The property is zoned A-1 Agricultural.

- Minimum parcel size is 10 acres. **The area on which the special use is proposed is 68.94 acres in size.**
- 7.5 Height Regulations. No building hereafter erected or structurally altered shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet. **No structures are currently being proposed for the special use.**
- 7.6 Yard Requirements. Each lot shall have front, side and rear yards not less than the depths or widths following:
 - A. Front yard depth, fifty (50) feet.
 - B. Each side yard width, twenty-five (25) feet.
 - C. Rear yard depth, thirty (30) feet.

These yard requirements will be met, however, the Zoning Ordinance requires a minimum 50 foot setback from all property lines for agricultural and neighborhood commercial businesses.

STATUTORY REQUIREMENTS:

Additional requirements under Iowa Code pertain to the Special Use applied for:

Any required permits for on-site wastewater treatment and the well must be obtained from the Cerro Gordo County Department of Public Health prior to issuance of a Zoning Permit. Also, any food service or food processing permits required by the Health Department must also be obtained.

STAFF ANALYSIS AND RECOMMENDED ACTION:

The proposed special use is, by its nature, an agricultural use. Most of the agricultural land is being converted for the growth of alternative types of crops, such as pumpkins, but will include agri-tourism elements. Only a limited amount of farmland will be taken out of production from the business itself. Other agricultural land will be taken out of production as a result of the Meyers' future residence and the private airstrip, which has already received a separate SUP. As a result, with appropriate conditions included in the SUP, the proposal is in substantial conformance with the 2004 Comprehensive Plan update.

The proposed special use will not be without impact, as a significant increase in traffic will be largely noticeable by neighbors. Conditions addressing dust control, road conditions, and time of year for the special use to operate are appropriate as a part of the SUP. Noise from customers to the site is also a likely possibility. Existing vegetation between the special use and the nearest residences should mitigate much of this potential impact.

While no structures are currently proposed, to ensure compliance with the Zoning Ordinance, a condition of the SUP should require a Zoning Permit Application be filed with the Planning and Zoning Office for any future structures.

The Board would be hard-pressed to deny this application, though you may add appropriate conditions as necessary. Approval of the proposed special use is recommended, subject to the conditions listed below.

RECOMMENDED CONDITIONS TO BE MET IF POSITIVE VOTE BY BOARD OF ADJUSTMENT:

Note: In granting a special use permit, the Board of Adjustment may attach conditions which it finds are necessary to carry out the purpose of the Zoning Ordinance, in conformance with what is provided in Article 20 of the Zoning Ordinance, and where reasonable and necessary may increase the required lot or yard, control the location and number of vehicular access points to the property, limit the number of signs, limit coverage or height of buildings because of obstruction to view and reduction of light and air to adjacent property, and require screening and landscaping to reduce noise and glare and maintain the property in character in keeping with the surrounding area. Special uses shall ordinarily comply with the standards of the district concerned for principal uses which are permitted therein, except as modified by the Board of Adjustment in granting a special use permit.

The following conditions are recommended:

1. This Special Use Permit may be reviewed at any time in the future upon the request of the applicants or a majority of the Board of Adjustment members.
2. The provisions and/or regulations as stated shall be minimum requirements and wherever the requirements of any other lawfully adopted rules, regulations, or ordinances are at a variance, the most restrictive shall govern.
3. It is contemplated that from time to time during the operation of the agricultural-commercial business that conditions may arise which are not covered by the terms of this permit and which cannot be anticipated. In the event such conditions do arise, the Board of Adjustment of Cerro Gordo County, Iowa, may impose additional regulations to meet any new conditions. In addition, if said facility should, at any time, be operated in any manner which violates the rules and regulations of any federal or state regulatory agency, then the Board of Adjustment may impose such other conditions so as to insure compliance with such rules and regulations.
4. This permit will be subject to revocation for operator's failure to comply with the provisions as herein set forth or such other provisions as may, from time to time, be imposed by the Board of Adjustment of Cerro Gordo County, Iowa, under the terms of this permit.
5. County representatives shall have the right to enter the premises at any time upon notification to the permit holder for the purposes of enforcing the provisions of this Special Use Permit.
6. This Special Use Permit is granted solely to Andy and Jamie Meyer, successors and assigns, and is not transferable to any other party or parties.
7. The operation statement and site plan are hereby adopted as presented, with special consideration for structures and activities as outlined in the operation statement. The Board of Adjustment shall have the right to review any proposed expansion of the use, not including structures related to the use which may be acted upon by the Zoning Administrator.

8. Time of operation for the business shall be limited to the period between August 15th and November 31st each year.
9. A Zoning Permit shall be applied for and granted prior to the construction or placement of any future structures. Permits from the Department of Public Health shall be obtained for any on-site water and/or wastewater system serving the proposed building.
10. All structures and any recreational fires associated with the special use shall have a minimum setback of 50 feet from all property lines or right-of-way lines.
11. Any permits required by the Department of Public Health for food service or food processing shall be obtained.
12. Any required permits for improvements to the existing driveway or new driveways shall be obtained from the County Engineer's Office.
13. The owners of the following properties shall be contacted annually by the Meyers offering to apply dust control one time each year prior to opening each season at the Meyers' expense as desired by those property owners along the applicable gravel road running adjacent to the respective property. The number of feet indicated in parentheses shall be the minimum number of feet running with the length of the respective road if dust control is desired:
 - 4346 260th Street (200 feet, in front of driveway)
 - 4611 260th Street (400 feet)
 - 2810 Highway 18 W (150 feet, along 260th Street in front of driveway)
 - 4910 260th Street (150 feet, in front of driveway)
 - 4968 260th Street (300 feet)
 - 5008 260th Street (100 feet)

All dust control shall be applied by a contractor licensed by the County Engineer's Office following established procedures. The Coopers shall keep records including contacts made to these residents and dust control applied. Those records shall be made available to the Zoning Administrator upon request.

14. If it is determined by the County Engineer that improvements to 260th Street or Dogwood Avenue are necessary to improve public safety, such as paving or base stabilization, a proportion of the costs of said improvements may be assessed to Andy and Jamie Meyer, successors and assigns, at the discretion of the County Engineer.
15. The applicants shall provide a sufficient parking area to accommodate all users of the site, including but not limited to customers or employees. Parking within any public right-of-way is prohibited.
16. One sign, not exceeding 15 square feet in size, identifying the use, may be placed at the entrance to the site. The sign shall not be placed within or in any way overhang the right-of-way of 250th Street.
17. All exterior lighting shall shine into the interior of the site and away from adjoining properties.
18. A trash receptacle with a closing lid, impermeable to birds or rodents, shall be provided onsite for use by customers or users of the property. At no time shall trash be visible above or outside of the receptacle. The applicant shall be responsible for all refuse removal from the site.

QUESTIONS & COMMENTS:

*Proposed motion for **approval** of application:* To adopt the staff report as the Board's findings and to grant the application, subject to the conditions recommended by staff and as modified by the Board of Adjustment, for the placement of an agricultural-commercial business, and further, that the grant of the application be made effective immediately and on the condition that Andy and Jamey Meyer shall perform all operations under the application under the specific direction of the Cerro Gordo County Zoning Administrator, not inconsistent with the proposed conditions and recommendations approved by the Board of Adjustment, until such time as a formal resolution is drafted and adopted by the Board of Adjustment, not to exceed 60 days.

*Proposed motion for **denial** of application:* To adopt the staff report as the Board's findings and to deny the application for the reasons stated in the staff report as well as for the following reasons: **[STATE ADDITIONAL REASONS FOR DENIAL, IF ANY]**. Said reasons for denial shall be stated in the official transcript and minutes of the Board of Adjustment, and shall be made in writing to the applicant in letter form by the Board's secretary.

Prepared by:
John Robbins
Planning and Zoning Administrator
Final Draft Date: May 14, 2019

**Case No. 19-30
Andy and Jamie Meyer (Nelson Acres, Lots 1,2 & 4)**

Figure 1

Looking from the existing driveway at the location of the proposed special use



May 9, 2019, J. Robbins

Figure 2

Looking southwest from the existing driveway at grading work being done for the airplane runway



May 9, 2019, J. Robbins

Figure 3

Looking at the nearest residence to the north



May 9, 2019, J. Robbins

Figure 4

Looking at the nearest residence to the east



May 9, 2019, J. Robbins

Figure 5
Looking at the Galilean Lutheran Church



September 10, 2018, J. Robbins

Figure 6
Looking at the existing driveway access



May 9, 2019, J. Robbins

Figure 7

Looking at the existing vegetation between the residence to the north and the site



May 9, 2019, J. Robbins

Figure 8

Looking at the existing vegetation between the residence to the east and the site



May 9, 2019, J. Robbins

Special Use Application for Family Activities at Our Pumpkin Patch— Andy and Jamie Meyer

We respectfully request your considerations towards our special use permit to allow family-oriented activities to be included as part of our pumpkin patch. It is our understanding that current zoning allows for the direct sale of crops (IE: pumpkins) from our farm but requires a special use permit if family-oriented activities are established throughout the property.

Every fall our family travels to several pumpkin patches to spend the day enjoying traditional fall activities. These trips have become highly anticipated by our children and are the foundation for many great memories. This past winter we purchased our farm and worked with the county to obtain a special use permit to establish a grass runway for our family's love of general aviation. After establishing our grass runway this Spring, we were left with several small triangular shaped pieces of land that became impractical for producing traditional row crops. Instead of seeing this become other varieties of less productive crops (hay, alfalfa, oats, etc.) we have decided to raise pumpkins and a few other traditional fall favorites (gourds, Indian corn, sweet corn, popcorn). These crops will be directly sold from our farm as allowed under the current agricultural zoning.

After taking the initial steps this spring to establish our pumpkin patch, we have received many kind words and encouragement from friends, family, and neighbors to consider the addition of family-orientated activities to our farm. We want the pumpkins to bring families out, but we want the experiences to bring them back. It will be a gradual start, as every business has to control growth, but we can only hope for overwhelming support by the local communities and for the ability to scale the experience to the needs and desires of our customers and the greater community.

On the site plan you will see the extents of where our 7.5 acre area is being established. After establishing the grass runway, and allocating a few acres to our homestead area, there remains a small portion of triangular shaped land between the ditch and north side of runway as well as between the church and the south side of the runway. These areas combined with the end of the runway and our acreage site total 7.5 acres of which we now hope to keep the majority of this in crop production of non-traditional varieties. To the far east side of our farm, there remains 3.5 acres of rectangular land that we hope to continue to raise traditional row crop varieties on, but this land could be available for future growth.

We acknowledge and eagerly look forward to welcoming guests to our pumpkin patch by car or by aircraft. With the unique combination of a runway and pumpkin patch we are hopeful to provide a truly special experience for families traveling to our farm. We wholly understand the concerns for liability and will fully control the use of our runway during hours of operation. Via means of pre-flight arrival notifications, runway closures, and simple radio communication, we will assure the safety of our guests both on the ground and in the air are kept as top priority. Realistically, we anticipate only a handful of guests to travel to our destination by air and most will be immediate family or close friends that will allow for ease of control of aircraft arrivals.

Ultimately, we want to create the same adventure and experience for our local communities by making the best use of an impractical portion of our farm to produce traditional row crops. We look forward to home-growing this experience and are hopeful everyone can join us this Fall and enjoy a fun-filled day in Clear Lake!

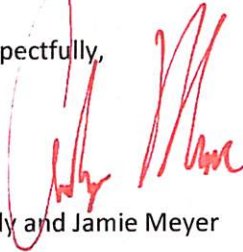
We anticipate customers visiting our farm between Mid-September through the end of October and will only be open for limited weekday hours (if any) and weekends. We do not foresee any negative changes to the surrounding neighborhood or public utilities and believe our thoughtfulness in placement does not impact or change the general health, safety, and welfare of the surrounding neighbors or citizens of Clear Lake or Cerro Gordo County. We recognize traffic counts may fluctuate but acknowledge that we have two options for arrival via 260th street and one of which does not surpass neighboring homes until arriving at our driveways. At which point traffic would be slow from either direction. We are hopeful it is understood that a traditional pumpkin patch is allowed under the current zoning ordinance and would also create increased traffic counts that are acceptable under current zoning.

We have reviewed the provisions of Section 24.4(A)(2)(a-g) and believe the proposed use is consistent with the general intent of these parameters.

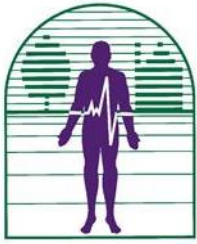
We have reviewed the performance standards in the applicable subsection of Article 20.2 and believe considerations towards such standards are accommodated.

We look forward to sharing our intentions with the surrounding neighbors and would be more than happy to answer any questions you may have.

Respectfully,

A handwritten signature in red ink, appearing to be "Andy and Jamie Meyer", written over the word "Respectfully,".

Andy and Jamie Meyer



Cerro Gordo County Department of Public Health

Mohawk Square - Suite 300 ♦ 22 North Georgia Avenue ♦ Mason City, IA 50401
Tel. (641) 421-9300 ♦ Fax (641) 421-9350 ♦ www.cghealth.com



DATE: May 13, 2019
TO: John Robbins, Cerro Gordo County Planning and Zoning
FROM: Daniel Ries, Senior Environmental Health Specialist
SUBJECT: Proposed Special Use Permit Application for FAMILY ACTIVITIES AT OUR PUMPKIN PATCH- ANDY AND JAMIE MEYER

This memorandum is to provide comments related to the proposed **FAMILY ACTIVITIES AT OUR PUMPKIN PATCH- ANDY AND JAMIE MEYER** located off 260th Street, Section 15 of Clear Lake Township. The proposal is for a pumpkin patch and other family oriented activities. The main concerns from the perspective of the Cerro Gordo County Department of Public Health Environmental Health Service Section are the proper disposal of waste water, safe drinking water, solid waste disposal, and safe food and beverage service.

Water Supply

The SUP proposal does not require any water supply; it would be an optional amenity. There is a Clear Lake municipal main that runs along 260th Street. Additionally, a private well may also be an option. It is very unlikely that the SUP proposal would fall under the public water supply rules because it will only be open for a short season in the fall and mostly weekends. “*Public water supply*” means a system for the provision to the public of piped water for human consumption, if such a system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year. Future development of the house and hanger on the property will require hookup to the city supply or drilling of a new well.

Waste Water Disposal System

The SUP proposal does not require a septic system unless restrooms are provided. If optional portable toilets are provided they must be maintained and pumped as necessary. For future development of the house and hanger, our department will work with the applicant to assure the installation of the septic system(s) is/are done in accordance to CERRO GORDO COUNTY ORDINANCE #27B PRIVATE SEWAGE DISPOSAL SYSTEMS.

Solid Waste Disposal

The venue must have adequate dumpsters or trash receptacles to accommodate the trash produced on site. The receptacles should be vermin and weather proof and be dumped at frequent intervals to prevent the attraction of vermin and to eliminate overflow and subsequent blowing of trash onto the property or neighboring properties.

Food and beverage service

Mission Statement: The Cerro Gordo County Department of Public Health works to optimize the health of all people in Cerro Gordo County.

Based on the application, it does not appear that a food establishment license will be needed. However, if plans change and food or beverage is provided a food establishment license may be needed. Also, if processing of food is done then a food processing license may be needed; for example, if popcorn is removed from the ear and packaged into bags.

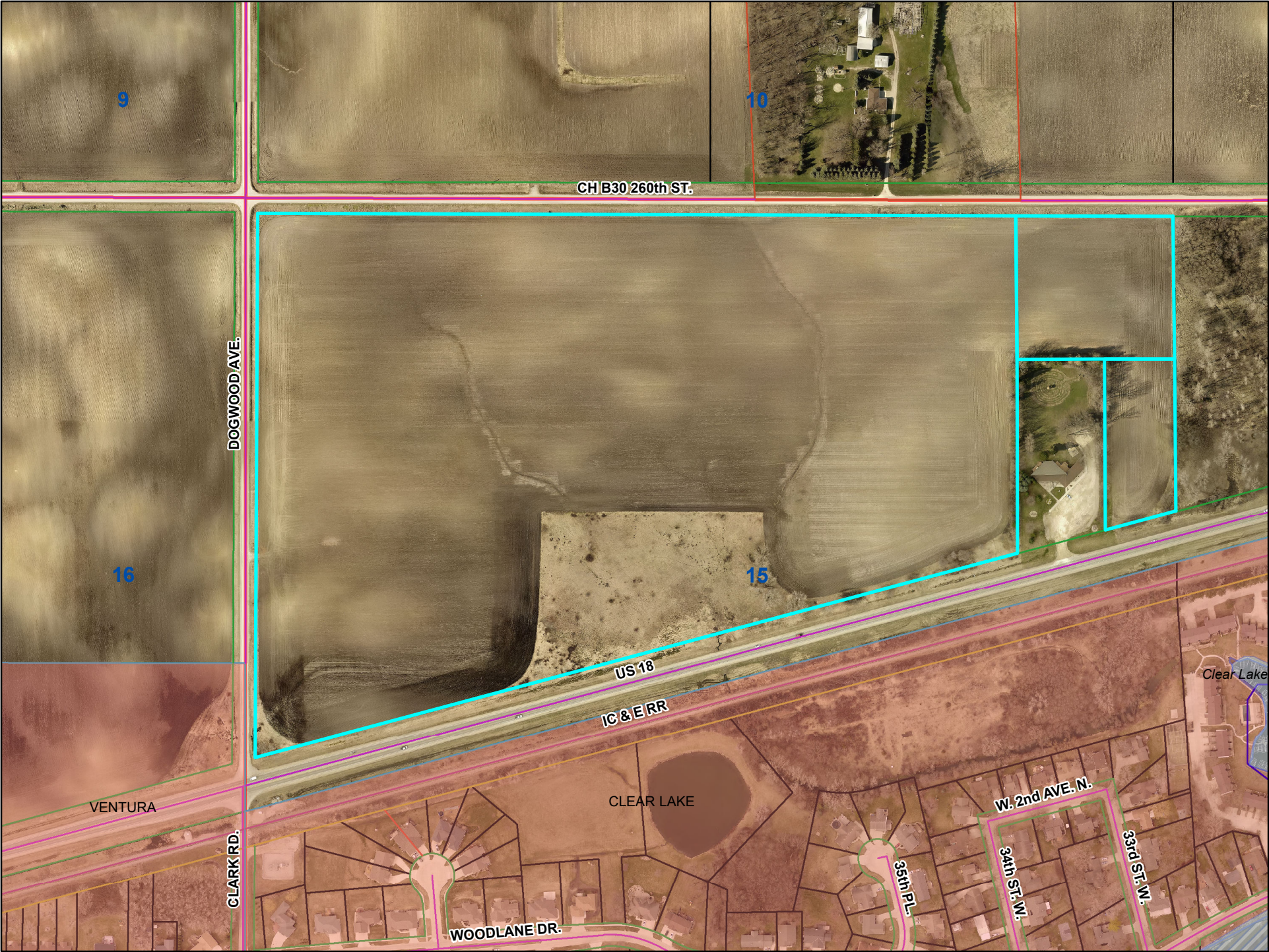
Please contact me if you have any questions.

Cc: Jodi Willemssen, Cerro Gordo County Department of Public Health

Map Type ▾ 04/03/2016 < 1 of 11 > Select Date ▾



200 ft
100 m



CH B30 260th ST.

DOGWOOD AVE.

US 18

IC & ERR

CLEAR LAKE

WOODLANE DR.

35th PL.

W. 2nd AVE. N.

34th ST. W.

33rd ST. W.

CLARK RD.

VENTURA

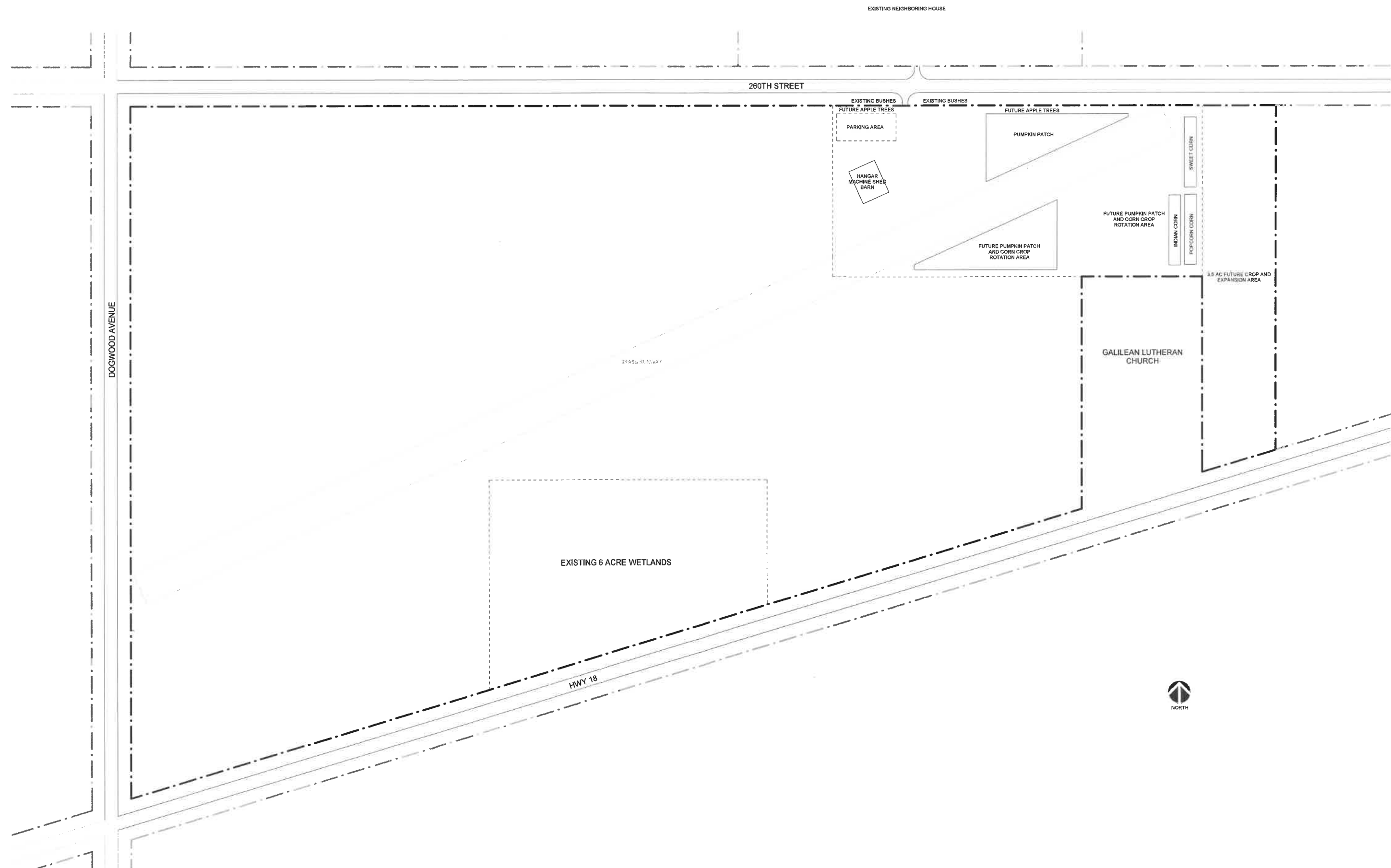
Clear Lake

9

10

15

16



EXISTING NEIGHBORING HOUSE

260TH STREET

DOGWOOD AVENUE

BRASS RUNWAY

EXISTING 6 ACRE WETLANDS

HWY 18

EXISTING BUSHES

FUTURE APPLE TREES

PARKING AREA

HANGAR
MACHINE SHED
BARN

EXISTING BUSHES

FUTURE APPLE TREES

PUMPKIN PATCH

FUTURE PUMPKIN PATCH
AND CORN CROP
ROTATION AREA

FUTURE PUMPKIN PATCH
AND CORN CROP
ROTATION AREA

SWEET CORN

INDIAN CORN

POPCORN CORN

3.5 AC FUTURE CROP AND
EXPANSION AREA

GALILEAN LUTHERAN
CHURCH

