



PLANNING AND ZONING
Cerro Gordo County Courthouse

220 N Washington Ave, Mason City, IA 50401
Tom Meyer, Zoning Administrator
Michelle Rush, Assistant Zoning Administrator

(641) 421-3075
plz@cerrogordo.gov

Planning & Zoning Commission
Doane Change of Zone Staff Report
Meeting – June 4, 2026
4:00 PM

- Applicant:** Eldon R. Doane & LaVonne C. Doane Revocable Trust
- Existing Zoning:** A-1 Agricultural District
- Location:** 1972 Finch Avenue, Thornton, IA, Iowa
- Request:** Rezone 5.15-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel A is 5.15-acres in size and is located in the NE¼ of the NE¼ of Section 35, Grimes Township. The parcel contains a dwelling, four sheds and a detached garage and will be separated from the surrounding farm ground to the west and south. Because proposed Parcel A is less than 10 acres in size, a rezoning from **A-1 Agricultural District** to **A-2 Agricultural Residence District** is being requested.

The parcel contains several existing farm structures and a dwelling. The existing dwelling is approximately 30' from the front lot line (Finch Avenue). The 24'x24' detached garage is 0.8' from the front lot line at its closest point and the 40'x40' building to the south encroaches 6.2' into the ROW at its closest point. The dwelling and detached garage are less than 10' apart. The Zoning Ordinance generally requires a 10-foot separation distance between detached structures and a 50' front yard setback in the A-1 District. However, these structures were constructed as farm-related structures and were considered farm exempt under state law at the time of construction. As a result, the existing setbacks and separation deficiencies are considered lawful nonconforming conditions.

The proposed split will not create access issues for the remaining farmland. Mr. Doane can continue to access the surrounding farmland by using two other existing driveways on 110th Street.

The rezoning request is in general compliance with the Comprehensive Plan. The request involves an existing building site, no additional farmland will be taken out of production, and the proposed split will not create access issues for the remaining agricultural land.

RECOMMENDATION:

Staff recommends that the rezoning request for proposed Parcel B from **A-1 Agricultural District** to **A-2 Agricultural Residence District** be forwarded to the Board of Supervisors with a recommendation for approval.

EXHIBITS:

- Exhibit 1: Change of Zone Application dated April 6, 2026
- Exhibit 2: Plat of Survey
- Exhibit 3: Parcel Highlight
- Exhibit 4: Parcel Photo

received
4-6-26

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Eldon R Doane Revocable Trust

LaVonne C Doane Revocable Trust

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is

A1

Proposed zoning district for described property

A2

Reasons for re-zoning:

Acresage is being sold off from the farm land.

Owners had it surveyed off @ 5.15 Acres.

Because it is less than 10 Acres, we are required

to Rezone to A2.

Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

Mark W + Jacalyn L Fisher 3 Four Winds Dr Clear Lake, IA 50428

Gretchen B Ziems

Sara Landon Trust

James W Brogan Trust

2085 180th St Klemme, IA 50449

An official survey by a Registered Land Surveyor is attached.

This property is developed and a plat, developed by a Registered Land Surveyor, is attached which shows the location of all buildings on the site along with all dimensions and distances.

This property is undeveloped and a rough draft or schematic drawing of the area is attached.

Other information is also attached which may be pertinent to this request.

Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.

I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

I (We) grant to the Planning & Zoning staff, members of the Planning & Zoning Commission and Board of Supervisors permission to enter onto the described property for review purposes.

4-6-26

Date

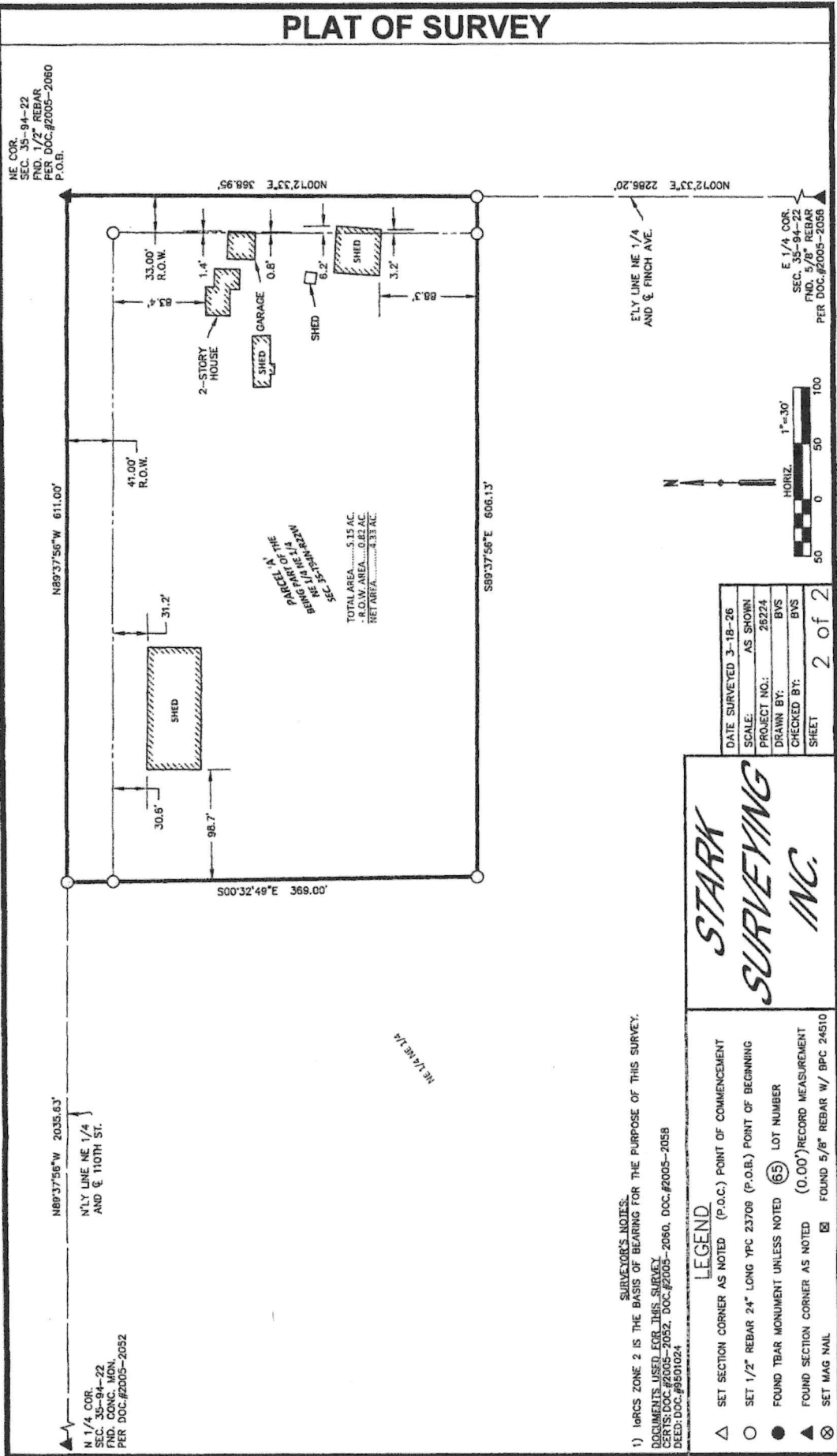
Lauronne Doane Trustee

Owner's Signature

Jana Schlichting, Trustee

Owner's Signature

PLAT OF SURVEY



NE COR.
SEC. 35-94-22
FND. 1/2" REBAR
PER DOC. #2005-2060
P.O.B.

N 1/4 COR.
SEC. 35-94-22
FND. CONC. MON.
PER DOC. #2005-2052

PART OF THE
NE 1/4 COR. SEC. 35-94-22
BEING PART OF A
SUBJECT TO THE
TOTAL AREA.....5.15 AC.
R.O.W. AREA.....0.81 AC.
NET AREA.....4.33 AC.

E 1/4 COR.
SEC. 35-94-22
FND. 5/8" REBAR
PER DOC. #2005-2058

DATE SURVEYED	3-18-26
SCALE	AS SHOWN
PROJECT NO.	28224
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

STARK SURVEYING INC.

1) IGRS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
DOCUMENTS USED FOR THIS SURVEY:
CERTS: DOC. #2005-2052, DOC. #2005-2060, DOC. #2005-2058
DEED: DOC. #9501024

- LEGEND**
- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
 - SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
 - FOUND TBAR MONUMENT UNLESS NOTED (65) LOT NUMBER
 - ▲ FOUND SECTION CORNER AS NOTED (0.00) RECORD MEASUREMENT
 - ⊗ SET MAG NAIL



132640000600

132640000400

132530000400

2080 96

110TH ST

133520000100

133520000200

FINCH AVE

200

133520000300

133520000400

133610000400

