

Five Star Cooperative SUPPLEMENTAL SITE REVIEW INFORMATION

This information is intended to satisfy Policy 6.1.4 of the Comprehensive Plan. This policy encourages the use of the “same criteria...for evaluating proposed special uses when considering request to rezone property to an industrial classification.” These criteria are stated below with analysis following. The criteria are based on the provisions of Section 24.4(A)(2)(a-g) of the Zoning Ordinance.

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

The Zoning Ordinance states that, “The M-1 Light Industrial District is one of the light industrial uses designed to serve the needs of Cerro Gordo County for industrial activity least offensive to the uses in nearby Commercial and Residential Districts.” The ordinance then places further restrictions on uses in the district. Uses in the M-1 District are prohibited from emitting “offensive odors, dust, noxious gas, noise, vibration, smoke, heat, glare, refuse matter or water-carried waste beyond the boundaries of the lot on which uses are conducted.” Grain storage facilities often generate dust and noise as part of loading and unloading activities. The applicants should be asked how they will prevent noise and dust from reaching beyond the property lines. As a part of the Conditional Zoning Agreement, requiring vegetative buffer along lot lines is recommended, which can help to mitigate these potential impacts.

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

The property is adjacent to the cooperation/coordination area north of Ventura. It is currently used for large-scale grain storage and other agricultural purposes. Surrounding land is in agricultural production or used for farming purposes. There is an existing agricultural-service industrial property approximately ½-mile south of the site. There are no residences in the immediate vicinity of the proposed project site. There are five rural dwellings within about ½-mile from the site. The closest rural dwelling is about 1/8-mile (650 feet) south of the site (1951 260th Street). There are two dwellings about ¼-mile to the west (1678-A 260th Street and 1678-B 260th Street). At a similar distance, there is also a dwelling to the north (17546 Balsam Avenue). The other house that is about ½-mile from the site to the east is vacant (2504 260th Street).

The immediate area is sparsely developed with few buildings, generally containing structures one story in height or trees and crops. The overall height of the development will be noticeable due to their large diameter, similar to the existing grain leg and grain storage facility, but may blend in better with their surroundings. The visual impact of the proposed project could be mitigated with significant vegetative buffering around the site. Vegetative buffering requirements are included in the Conditional Zoning Agreement that the applicant has indicated it is willing to abide by and as indicated on the site plan.

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

The proposed use will eventually result in highly productive agricultural land being taken out of production. The soils in the 16.79 acres for which the rezoning was requested all have a corn suitability rating (CSR) above 85 (86-90). The county’s comprehensive plan encourages that large tracts of highly productive agricultural land remain in production, those soils with a CSR of 70 or above. The Cooperative is unsure whether the farmed portion of the site will be able to stay in production. The applicable farmland is used as test crops for the Cooperative, so the fields have more of a supplemental commercial application to agriculture than only for an agricultural purpose, such as food or animal feed production.

The applicant says they will have plenty of room to stage trucks waiting to be processed by the facility. The County Engineer’s Office has a concern for the potential of backed up trucks waiting on the shoulder of 125th Street (County Road B-65). A condition requiring all staging of trucks to be handled onsite is also included in the Conditional Zoning Agreement. The County Engineer’s Office will likely post turning truck traffic signs for the site as well.

Other impacts include noise, dust, and visual impacts due to the height of the proposed bins.

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

County Road S-14 is a paved road built to withstand the 100-150 grain trucks per day anticipated during peak times in the fall. Turning lanes may be installed in the future if the County Engineer determines it to be necessary.

Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire protection is provided by the Ventura Fire Department. The proposed use should not result in a high demand for either service.

The proposed project site is not located within a flood hazard area. The site is located within Drainage District 40. The district trustees would not like to see any tile incorporated into the retention pond, though the county GIS system indicates that no tile is close enough to be impacted.

Refuse disposal will be the responsibility of the applicant. Well and wastewater facilities will be needed for the site. The main concern of CG Public Health are that proper refuse disposal is done and that all required permits are received. Though not likely, if the facility meets the qualifications as a public water supply, the DNR would regulate the well and require a permit that their department would regulate. The proposed use should not have an impact on schools.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

It is possible that turning truck traffic at this location may necessitate upgrades to County Road S-14 for safety reasons. The addition of a right turn lane for southbound traffic and a left turn lane for northbound traffic on S-14 may become necessary. If deemed necessary by the County Engineer, a condition has been included in the Conditional Zoning Agreement that the Cooperative participate in the cost of such improvements.

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

According to 2017 data from the Iowa Department of Transportation, S-14 carries 1270 vehicles per day north of US Highway 18. 100 to 150 trucks per day is significant traffic on S-14. The turning movements and slow traffic associated with these trucks may create hazards along S-14 and will likely impede the flow of regular traffic. The County Engineer's Office has stated they will likely post turning truck traffic signs as a result.

Smoke, fumes, and odors are not usually associated with grain storage bins. However, noise and dust usually are. In addition, new corrugated steel bins are highly reflective of sunlight.

The noise and dust will be mitigated to a degree because of the scarcity of development in the area.

No vegetative buffer currently exists at the site. Buffering along the property lines would assist in containing dust, mitigating noise, and reducing glare.

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

Grain elevators, storage bins, and associated buildings and uses are typically considered permitted uses in M-1 Light Industrial Districts. The elevators in the unincorporated communities of Portland, Cartersville, Burchinal, and just outside of Rockwell are all located in M-1 Light Industrial Districts. In anticipation of the other potential allowed uses of the district, conditions limiting use of the property to only those uses anticipated by the Cooperative are included in the Conditional Zoning Agreement.

The bins exceed the maximum height allowed in the M-1 District (45 feet). Therefore, variances from the Board of Adjustment will be required. The ordinance also requires a 6-foot buffer wall or 60-foot buffer park between agricultural and industrial zoning districts. The requirement for a buffer wall or park may be waived where the district boundary follows a road right-of-way as long as the waiver does not permit undesirable features of the use to be seen by the public. The waiver of this requirement would also have to be approved by the Board of Adjustment.

**Five Star Cooperative
North of 17030 Balsam Avenue**

Figure 1

Looking at the grain bins on site



July 13, 2021, J. Robbins

Figure 2

Looking at the existing outdoor grain storage area and grain leg



July 13, 2021, J. Robbins

Figure 3

Looking at the farm field on the north part of the site



July 13, 2021, J. Robbins

Figure 4

Looking at the machine shed south of the grain bins



July 13, 2021, J. Robbins

Figure 5
Looking at the small outbuilding south of the grain bins



July 13, 2021, J. Robbins

Figure 6
Looking at the closest dwelling to the south (1051 260th Street)



July 13, 2021, J. Robbins

Figure 7

Looking at the dwellings to the west of the site (1678-A and 1678-B 260th Street)



July 13, 2021, J. Robbins

Figure 8

Looking at the dwelling to the north of the site (17546 Balsam Avenue)



July 13, 2021, J. Robbins

Figure 9

Looking at the dwelling to the east of the site (2504 260th Street)



July 13, 2021, J. Robbins

Figure 10

Looking at the existing vegetation between the site and 1678-A and 1678-B 260th Street from the east



July 13, 2021, J. Robbins

Figure 11

Looking at 17546 Balsam Avenue from the south (general direction of site)



July 13, 2021, J. Robbins

Figure 12

Looking at the existing vegetation between the site and



July 13, 2021, J. Robbins

Prepared by: John Robbins, Planning and Zoning Administrator, 220 N. Washington Avenue, Mason City, IA 50401
(641) 421-3021

Return to: John Robbins, 220 N. Washington Avenue, Mason City, IA 50401

CONDITIONAL ZONING AGREEMENT

WHEREAS, Five Star Cooperative (hereafter “the Cooperative”) are the sole record titleholders of certain real estate as described below, within the boundaries of Cerro Gordo County, Iowa:

Parcel B containing 16.79 acres located in the East Half of the Southeast Quarter of Section 7, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa as described in the Plat of Survey dated June 24, 2021 and recorded on June 24, 2021 as Document No. 2021-4831.

WHEREAS, the Cooperative intends to expand a commercial-scale grain storage facility to serve the local agricultural community; and,

WHEREAS, the property is currently zoned A-1 Agricultural, and the Cooperative is requesting to change the zoning district to M-1 Light Industrial for the desired uses; and,

WHEREAS, certain conditions and safeguards would mitigate the impact of the proposed projects; and,

WHEREAS, as part of the rezoning request, the Cooperative has agreed to conditions restricting the use in regard to the entirety of the real estate described above.

NOW, THEREFORE, in consideration of the mutual agreement set forth herein, the Cooperative and the Board of Supervisors of Cerro Gordo County agree as follows:

1. This agreement is entered into in accordance with and pursuant to Section 335.7, Code of Iowa and is reasonable to satisfy the public needs of public health, safety, and welfare, and to limit possible conflicts between nearby properties in the general vicinity and along Balsam Avenue (County Road S-14), which are directly caused by rezoning of the real estate described above from A-1 Agricultural to M-1 Light Industrial.
2. The real estate described above, upon being rezoned to M-1, shall be used in a manner consistent with the application and site plan provided by the Cooperative.
3. The real estate described above shall only be used for the following principle and accessory permitted uses:
 - A. All principle permitted uses in the A-1 Agricultural District or A-2 Agricultural District
 - B. Commercial grain storage
 - C. Any use that is similar or incidental to commercial grain storage as determined by Zoning Administrator
4. All grain bins existing at the time of application near the south property line shall be removed within 18 months from the above-described real estate being rezoned to M-1.

5. The Cooperative shall install a vegetative buffer park, consistent with Subsection 19.4(B)(2) of the Cerro Gordo County Zoning Ordinance along applicable property lines, to which no such buffer currently exists, within one year from the date this agreement becomes effective. Said vegetative buffer park shall be continuous running the length of all applicable property lines. It shall not be less than sixty (60) feet in width and a minimum of fifteen (15) feet in height at maturity, and consist of evergreen or coniferous type trees, shrubs, and plantings. The Cooperative shall be responsible for the maintenance of said vegetative buffer park.
6. At no time shall any semi-truck, trailer, or vehicle to be staged, loaded, unloaded, parked, or processed at the Cooperative's facility be parked or otherwise stopped for a significant period of time within the public right-of-way of Balsam Avenue (County Road S-14). All staging, loading, unloading, parking, or processing of semi-trucks, trailers, or vehicles shall occur on the above-described real estate. The Cooperative shall participate toward the costs for any needed improvements within the right-of-way of Balsam Avenue (County Road S-14) that are caused by the operation of the Cooperative's facilities on the above described real estate, including but not limited to the installation and construction of turning lanes, road repairs, warning signs, driveways, and drainage facilities, in the amounts deemed necessary by the County Engineer.
7. This agreement shall be effective contemporaneous with the effective date of the rezoning of the real estate described above to M-1 Light Industrial.
8. This agreement shall be recorded in the office of the Recorder of Cerro Gordo County, Iowa, and shall be binding upon the parties hereto and upon all of their successors in interest and upon all subsequent owners, record titleholders, or other holders of interest in said real estate, as long as said real estate continues to be zoned M-1 Light Industrial under the Cerro Gordo County Zoning Ordinance, or under any substantially similar successor ordinance, or until such restrictions are specifically removed through the actions of the Cerro Gordo County Board of Supervisors, with the consent of the then record titleholders and after notice and hearing as required by section 335.7 of the Code of Iowa (2021).
9. Nothing in this agreement shall be construed as binding the Cerro Gordo County Board of Supervisors to any future zoning classification or other regulatory or governmental action.

It was moved by Supervisor _____ and seconded by Supervisor _____ to adopt the foregoing agreement. Vote thereon was as follows:

Ayes:

Nays:

Absent/Not voting:

Passed and approved this _____ day of _____, 2021 by the Cerro Gordo County Board of Supervisors.

NORTH IOWA COOPERATIVE ELEVATOR

Benjamin Thomas, Western Operations Manager

STATE OF IOWA }
 } ss:
CERRO GORDO COUNTY }

On the ____ day of _____, 2021, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

DRAFT

CERRO GORDO COUNTY, IOWA:

Casey Callanan, Chair
Board of Supervisors

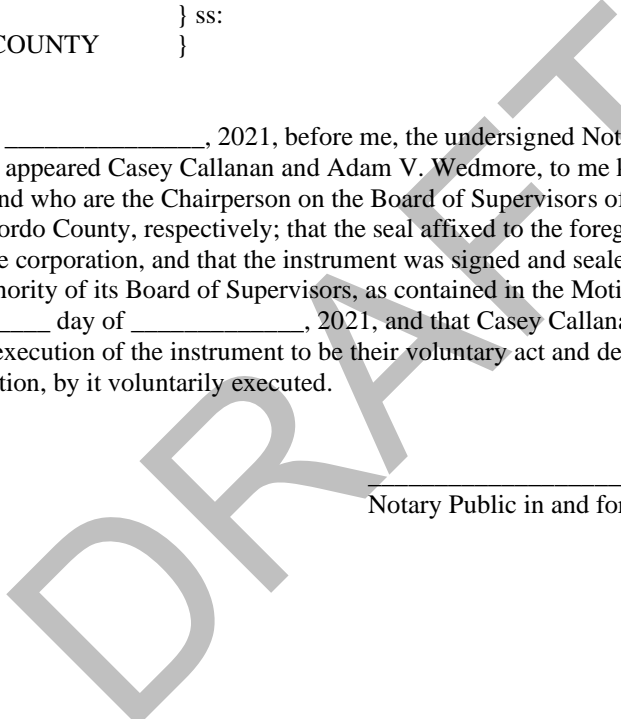
Attest:

Adam V. Wedmore, Auditor
Cerro Gordo County, Iowa

STATE OF IOWA }
 } ss:
CERRO GORDO COUNTY }

On the ____ day of _____, 2021, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Casey Callanan and Adam V. Wedmore, to me known to be the identical persons named in and who are the Chairperson on the Board of Supervisors of Cerro Gordo County and the Auditor of Cerro Gordo County, respectively; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Board of Supervisors, as contained in the Motion by the Board of Supervisors on the ____ day of _____, 2021, and that Casey Callanan and Adam V. Wedmore acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa



APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Ben Thomas, Western Operations Manager
Five Star Cooperative, 1949 N Linn Ave.
New Hampton, IA 50659

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

Present zoning district of described property is Agriculture - A-1

Proposed zoning district for described property Industrial - M-1

Reasons for re-zoning:

Five Star wishes to redevelop the parcel of land to facilitate
the construction of a new grain handling facility. The development
plan is shown on the attached site concept drawing.

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:

<u>Keith Ransom</u>	<u>Wade Humphrey</u>	<u>John Bokelman</u>
<u>203 East Lake St</u>	<u>14546 Balsam Ave</u>	<u>17683 Cardinal Ave</u>
<u>Ventura, IA 50482</u>	<u>Ventura, IA 50482</u>	<u>Ventura, IA 50482</u>
<u>(West) (South)</u>	<u>(North)</u>	<u>(East)</u>

- An official survey by a Registered Land Surveyor is attached.
- ^{N/A} 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.

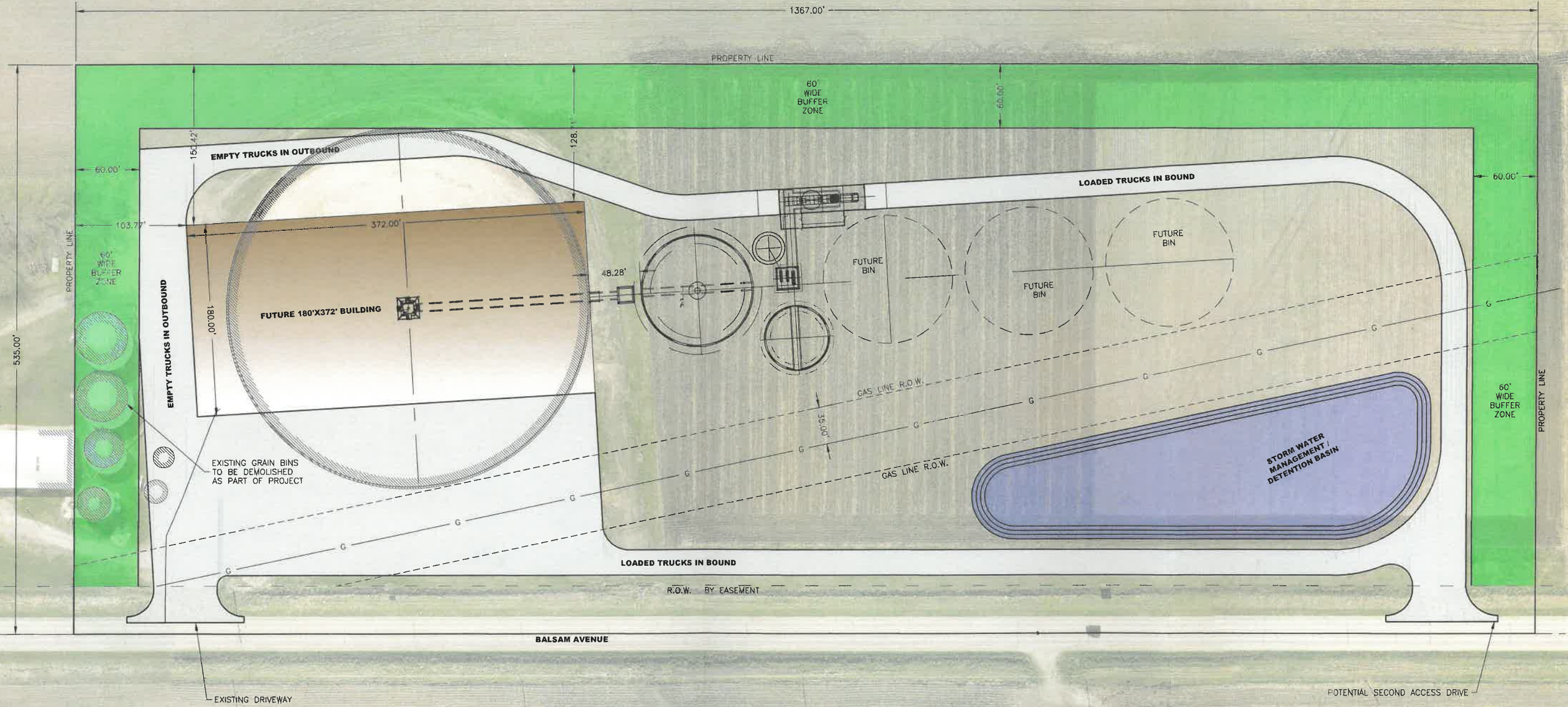
I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

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.

7/2/2021
Dated

Ben Mann
Owner's Signature

Owner's Signature



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CALLEN
CHECKED	XXX
APPROVED	XXX
DATE	6/15/2021
ISSUED FOR	PRELIMINARY

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



**FIVE STAR COOPERATIVE EXPANSION
 VENTURA, IOWA**

2800 Fourth Street SW • Suite 9 • Mason City, Iowa 50401-1596
 641-421-8008 • 641-380-0313(FAX) • 877-241-8008(WATS)

SITE CONCEPT

DATE	DWG. NO.
	1 OF 1
PROJECT	###

Number: 2021-4831
BK: 2021 PG: 4831
Recorded: 6/24/2021 at 10:09:00.0 AM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
Revenue Tax:
AnnMarie Legler RECORDER
Cerro Gordo County, Iowa

PLAT OF SURVEY

PARCEL "B" IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, T96N, R22W, CERRO GORDO COUNTY, IOWA
 PREPARED BY AND RETURN TO: CRAIG W. BEEDLE, VEENSTRA & KIMM, INC. 2800 FOURTH ST. SW, MASON CITY, IOWA (641) 421-8008

PLAT LEGEND	
—	PROPERTY BOUNDARY
---	SECTION LINE
---	LOT LINE
---	ORIGINAL TOWN LOT LINE
●	FOUND REBAR AS NOTED
○	PROPERTY CORNER SET, 3"X30" REBAR WITH YELLOW PLASTIC CAP #17913
▲	SECTION CORNER, AS NOTED
(N89°41'53"W, 1327.53')	

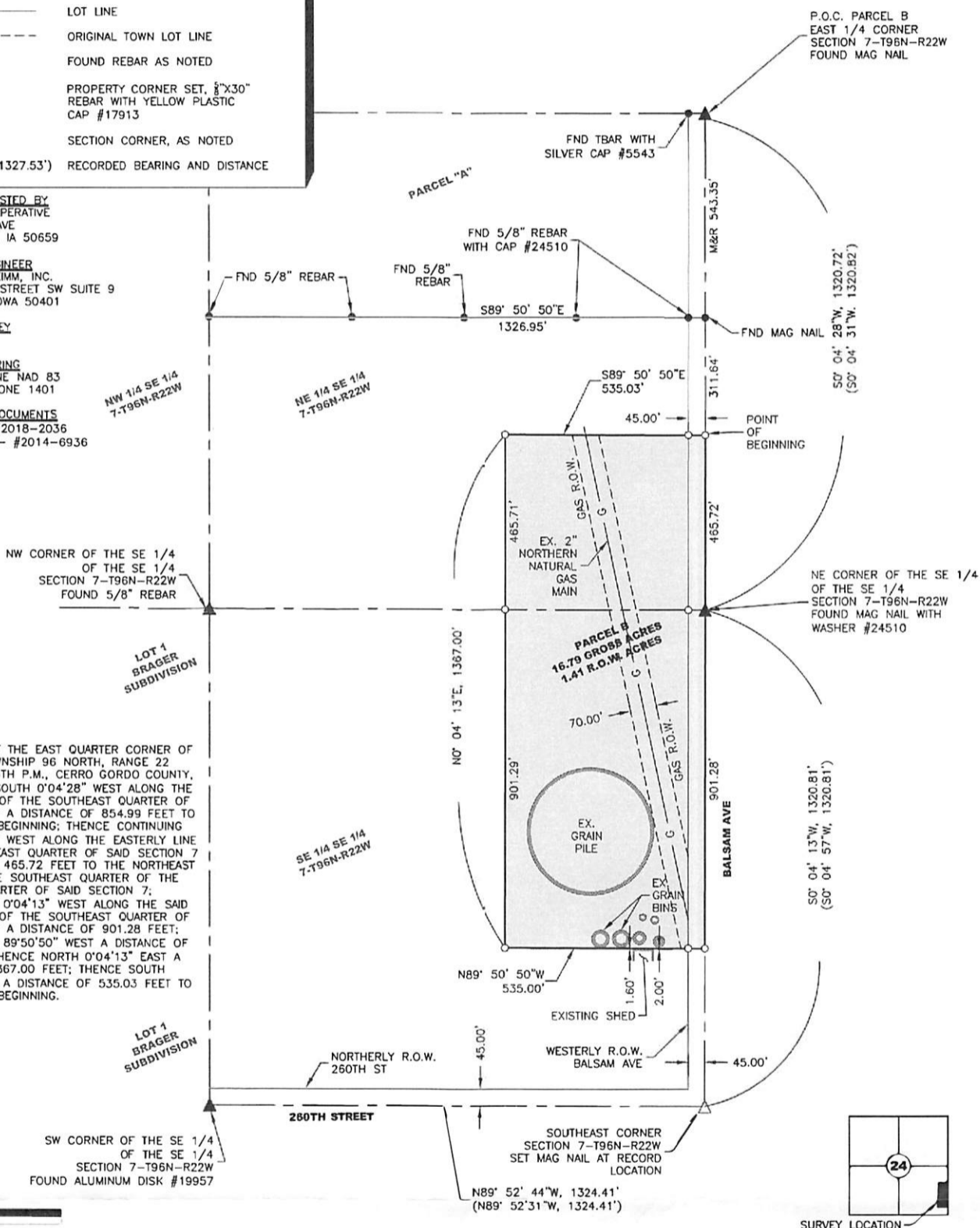
SURVEY REQUESTED BY
 FIVE STAR COOPERATIVE
 1949 N LINN AVE
 NEW HAMPTON, IA 50659

SURVEYOR/ENGINEER
 VEENSTRA & KIMM, INC.
 2800 FOURTH STREET SW SUITE 9
 MASON CITY, IOWA 50401

DATE OF SURVEY
 05-17-2021

BASIS OF BEARING
 US STATE PLANE NAD 83
 IOWA NORTH ZONE 1401

SUPPORTING DOCUMENTS
 PARCEL A - #2018-2036
 BRAGER PLAT - #2014-6936



PARCEL B:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 96 NORTH, RANGE 22 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA; THENCE SOUTH 0°04'28" WEST ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 854.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°04'28" WEST ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 465.72 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 0°04'13" WEST ALONG THE SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 901.28 FEET; THENCE NORTH 89°50'50" WEST A DISTANCE OF 535.00 FEET; THENCE NORTH 0°04'13" EAST A DISTANCE OF 1367.00 FEET; THENCE SOUTH 89°50'50" EAST A DISTANCE OF 535.03 FEET TO THE POINT OF BEGINNING.

VEENSTRA & KIMM, INC.

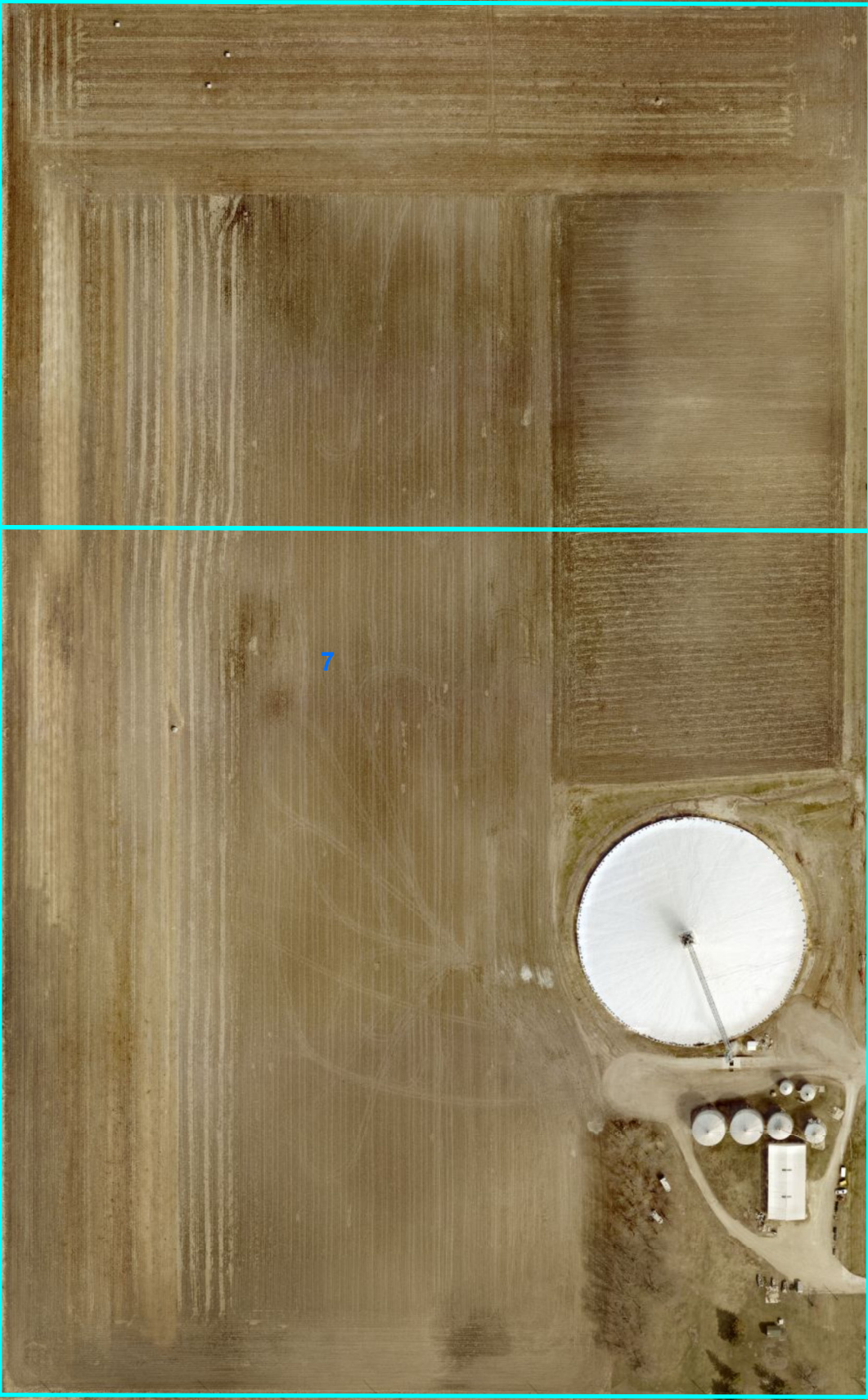
DRAWN	CDA
CHECKED	CWB
APPROVED	CWB
DATE:	6/1/2021
PROJECT NO.:	364-341
SHEET	1 OF 1



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CRAIG W. BEEDLE 24 JUNE 2021
 DATE

LICENSE NUMBER 17913
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 SHEETS COVERED BY THIS SEAL: 1 OF 1



7

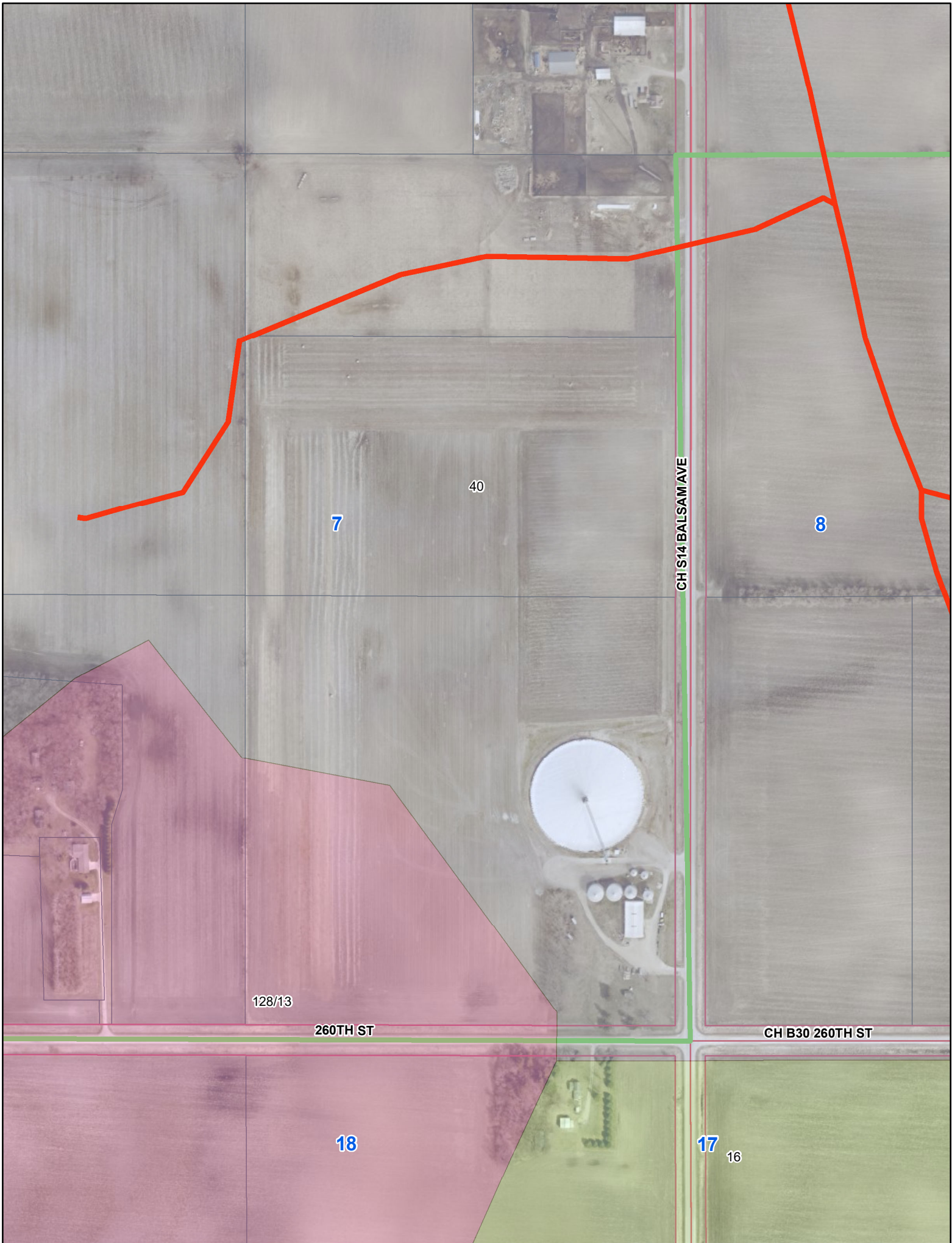
8

CHIS14 BALSAM AVE

260TH ST

18

17



7

40

8

CH S14 BALSAM AVE

128/13

260TH ST

CH B30 260TH ST

18

17

16

ELEMENT 6. INDUSTRIAL DEVELOPMENT

Cerro Gordo County has experienced an increased interest in industrial development outside of incorporated areas, primarily due to availability of larger parcels of land, and lower rural area development costs. Except in a few individual cases, development that has occurred outside of incorporated areas is *not supported by urban infrastructure, services and standards*. It is sometimes located there because it has grown from a small industrial business into a larger operation, or because it existed in that location prior to zoning regulations.

GOAL 6.0 Industrial development in unincorporated areas should be limited to those uses that demonstrate a reliance on inputs from agricultural operations or provide market outputs for agricultural production or that have unique infrastructure needs that can only be met in certain locations, subject to the policies stated in this plan. Those industrial uses that could be located either inside or outside of an incorporated community or that have a need for or are expected to place large demands on infrastructure should be located within an incorporated municipality or within a coordination / cooperation area.

OBJECTIVE 6.1 Ensure that proposed industrial development is appropriate for and will be compatible with its surroundings.

Policies:

- 6.1.1** Discourage industrial uses that would present a hazard to or conflict with dense development.
- 6.1.2** Permit appropriate industrial development that is in proximity to necessary infrastructure and supplier or customer base, and, for safety reasons, must be located far away from developed areas.
- 6.1.3** When permitted, require proposed industries to locate in an area where other existing industries are located; in areas that have adequate access to rail and air transportation infrastructure and major transportation routes as well as water and wastewater systems; and in an area adequately buffered from residential and agricultural uses.
- 6.1.4** Utilize the same criteria used for evaluating proposed special uses when considering requests to rezone property to an industrial classification.
- 6.1.5** Encourage light industries with three or more employees to locate in properly planned, compact, and fully serviced industrial parks.
- 6.1.6** Require permitted industrial development to contribute in any rural improvements needed to support the location of the development.

6.1.7 Protect known mineral and aggregate extraction areas, whether developed or undeveloped, for encroachment by incompatible development and reserve such areas for extraction purposes.

6.1.8 Future industrial areas shall not be placed on the Future Land Use Map, but will be allowed only if subject to the criteria described in these policies.