

Cerro Gordo County Planning & Zoning Staff Report

SPECIAL USE

Case No.: 19-21	Date of Application: January 28, 2019
Use Request: 20.2(II) Agricultural and Neighborhood Commercial Business	Owner: Jason & Ashley Stokke
Current Zoning: A-2 Agricultural	Petitioner: Jason Stoke, d/b/a Resurrected Auto Body
Address: 7675-A 333 rd Street	Size of Special Use: 50'x90' building
Hanlontown, IA 50444	Size of Parcel: 8-25 acres
Legal: 8.25 acre parcel in the S½ of the SE¼ Section 6, Lincoln Township	Hearing Date: February 19, 2019

BACKGROUND INFORMATION:

1) PURPOSE OF SPECIAL USE REQUEST -

Mr. Stokke (Stokke), doing business as Resurrected Auto Body, is requesting a Special Use Permit (SUP) for an agricultural and neighborhood commercial business, which will be conducted entirely in an enclosed building (See Figure 1). The request will involve autobody work, including rust repair, metal straightening, panel replacement, and/or refinishing. Additionally, the proposed special use will involve the restoration or salvage of high-end vehicles, which will include online sales and limited onsite sales (See Figure 2). According to the Stokke, hours of operation will be conducted from 9:00 a.m. to 5:00 p.m. on Monday to Friday.

The Zoning Ordinance typically considers autobody and fender repair a commercial use, which has its own special use category allowed in the C-2 General Commercial District. Stokke states he will accept approximately 30 customers annually. The low volume nature of the proposed business and its unique aspects make the agricultural and neighborhood commercial business appropriate for this specific request with appropriate conditions applied.

Stokke also requests permission for a dealers/recyclers license in his application. This is a separate license issued by the State of Iowa and is not applicable to the SUP request. It is Stokke's responsibility to ensure he receives all appropriate licenses required by state or federal offices.

2) EXISTING LAND USE AND ZONING CLASSIFICATION OF PROPERTY –

The parcel is zoned A-2 Agricultural. The building that the business is conducted in is on the south-central portion of the building site (See Figure 1). Two houses and several accessory structures are also located on the acreage (See Figure 3). There is established vegetation on the north, east, and west sides of the site (See Figures 4 & 5).

3) LAND USE AND ZONING CLASSIFICATION OF SURROUNDING PROPERTY -

All surrounding property is zoned A-1 Agricultural and in agricultural production. There is a residence, owned by Darren Hewett and Rebecca Avery, just over 1000 feet to the northeast from the building in which the proposed business will take place (See Figure 6).

GENERAL FINDINGS:

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

The intent of the A-2 Agricultural District is to serve the agricultural community and guide urban land use in rural areas. A limited number of ag-related services are permitted in the district. The minimum parcel size in the A-2 district is 2 acres, which this parcel meets. The low volume nature of the business and unique characteristics of the use make the specific request appropriate for the agricultural and neighborhood commercial business special use category, which is permitted in the A-2 District with appropriate conditions applied.

While the business will involve autobody repair, including rust repair, metal straightening, panel replacement, and/or refinishing, there are a limited number of customers that will be serviced, and Stokke will be conducting specialized services in an enclosed building. The business does not engage in the junking, crushing of vehicles, or intensive salvaging of vehicles.

Applying the standards of the autobody repair special use category is appropriate and should be made a condition of the SUP. Section 20.2(AA) requires that:

- Any painting be done in a paint booth (See Figure 7);
- All noise producing activities be conducted within an enclosed structure (See Figure 1);
- The noise produced on the property does not exceed the general noise level of the area at the property line; and
- All wrecked or damaged vehicles and new and used parts be stored within an enclosed structure.

No agricultural land will be taken out of production to accommodate the special use. The proposed business will likely provide some services to the agricultural community by repairing rural resident-owned vehicles due to its location.

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

The business will operate from an existing 50'x90' Morton-style building located on the south-central part of the acreage (See Figure 1). The structure is one that is typically found on rural building sites throughout Cerro Gordo County and is in character with the area. According to the operational statement, all work is performed inside the building. The display area is located behind an adjacent accessory structure and will not be visible from the road (See Figures 2, 4, & 8).

There will be some limited sales of vehicles onsite, but work and business activities will not be noticeable due to the work being conducted on the south of the property, low volume of the proposed business, and existing vegetation along lot lines (See Figure 5, 6, & 8). As stated in the application, the special use will not have commercial level traffic or large displays akin to an auto dealership. Due to the significant setback and buffering provided by the farm buildings and existing vegetation, additional buffering around the building is not necessary to make the use compatible with surrounding development.

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

Since the existing building is in character with what is commonly seen on building sites throughout the county, there should be little to no visual impact on future uses, the vicinity, and community as a whole. No crop land will be consumed for the special use.

Noise, fumes from paints, and vehicular fluids are the largest potential impacts associated with this type of use. The operator's statement says the special use will be conducted entirely within an existing building (See Figure 1). This should be made a condition of the permit and, along with the existing vegetation, should mitigate noise impacts. All painting will be conducted in a paint booth, which will have "fresh air flow ventilation with multiple exhaust filters to eliminate odors or impact on the environment" (See Figure 7). A condition of the SUP should require all fluids and paints to be stored in a controlled area (See Figure 9). Additionally, no storage of vehicles or vehicle parts should be permitted outside of the building (See Figure 10).

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

The existing driveway into the building site will be used to access the business. No additional driveway is being requested. 333rd Street is gravel-surfaced and has an average annual daily traffic count of 25 vehicles per day past this site. Wheelerwood Drive to the east, where most traffic will be coming from and directed to take from the north, is also gravel-surfaced and carries 50 vehicles daily. Based on comments from the County Engineer, the level of traffic generated by the use will not have a significant impact on how roads are maintained. Law enforcement protection is provided by the Cerro Gordo County Sheriff's Department. Fire protection is provided by the Hanlontown Fire Department. There should not be a substantial increase in demand for either service.

There are no floodplains on the property. The special use is located on the edge of Drainage District 38, though should have no impact to the district as a result of the use. The applicant is responsible for his own refuse disposal. Proper storage of paints and chemicals in line with Iowa DNR requirements should prevent any significant impact. The use will have no impact on schools.

According to the Health Department, the most recent test for the onsite well came back safe. Records are limited on the well itself. A water line runs to the building where the special use will be located, but no bathroom facilities are in the building. With the level of traffic stated in the operational statement, the business will not qualify as a public water supply. The Department of Public Health confirmed that a permit was issued for the septic system in 2012.

5) PUBLIC COST FOR ADDITIONAL PUBLIC FACILITIES AND SERVICES -

There should be no cost to the public as a result of the proposed use.

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

The statement filed with the application for SUP states only 30 customers are expected to visit the site yearly. 333rd Street carries 25 daily vehicles according to DOT traffic counts. The County Engineer indicates this will not cause significant impact to the roads. This level of traffic will largely go unnoticed by property owners in the vicinity.

Auto body and fender repair operations create noise. However, all of the work will be conducted in enclosed buildings. The nearest dwelling is more than 1,000 feet northeast of the business. Additionally, the existing vegetation onsite and located on the neighboring acreage will further buffer the special use (See Figures 4 & 11).

The painting of vehicles can create fumes and odors. Painting will be done in a ventilated paint booth in the building (See Figure 7). The operator's statement says the booth will have multiple air filters to eliminate odors.

The use should not generate any smoke or glare.

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 proposed use will be conducted in an existing building. No land will be taken out of production as a result of granting the special use.

8) COMPATIBILITY WITH COUNTY COMPREHENSIVE PLAN -

The objectives and policies of the county's Comprehensive Plan that pertain to this type of use can be summarized as follows:

- Non-farm uses should be limited to areas of poor or marginal soil in order to preserve productive soil.

- Non-farm development should be placed where it will be least disruptive to and will not hinder agricultural operations.
- Non-farm uses should be designed to blend in with the natural character of the land.
- Agricultural areas with a CSR of 70 or above should be preserved.
- Environmentally sensitive areas should be set aside and protected from development to prevent degradation.
- Rural commercial development should be limited to businesses providing services and goods to agricultural operations, otherwise, such uses should be located in municipalities.

In general, the proposed use appears to meet the above. The use should not be disruptive to agricultural operations in any way. No agricultural land will be taken out of production for the proposed use. The building that the business will be located in is in character with the area. The CSR for the parcel is 85, though the use will not affect existing farmland.

The only problematic statement is that commercial development in the rural areas of the county should be limited to businesses providing goods or services to the agricultural sector. Auto restoration is a business that does not rely on the agricultural sector. It could just as easily be located inside a city. However, this business is not like a gas station, big box store, or other large or high-volume retailer. It is a specialized business that has limited traffic and should have little visual impact on the surrounding area (See Figure 4).

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. **The county GIS system confirms that the building is about 300 feet from the south right-of-way line of 333rd Street (front); 250 feet from the east side lot line; 500 feet from the west side lot line; and more than 50 feet from the south (rear) lot line.** 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. **The existing vegetation along east, north, and west lot lines provide adequate screening. The additional trees on the acreage to the northeast also provide a visual barrier between the building and special use (see Figures 4, 5, & 11).** No more than one (1) acre of cultivated farm land can be converted to the new commercial use. **No land will be taken out of agricultural production as a result of the proposed use.** A-1 and A-2 Districts. **The property is zoned A-2 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-2 Agricultural.

- Minimum parcel size is 2 acres. **The parcel on which the special use is proposed is 8.25 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. **The building does not exceed 35' in height.**
- 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.

Setbacks are as stated in the previous section and comply with these requirements.

STATUTORY REQUIREMENTS:

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

- DNR - Permit by Rule for Spray Booths
- DNR - Special Waste Authorization for paint filters
- Applicable EPA waste solvent permits, if any
- DOT regulations, if any

According to the narrative, Stokke is required to have a dealers/recyclers license for the specialty restoration business he wishes to operate. This should not be an issue as long as Stokke follows the recommended required conditions below.

STAFF ANALYSIS AND RECOMMENDED ACTION:

The county's Comprehensive Plan Update advocates that only commercial development in rural areas that is necessary to provide support to agricultural operations. However, the low volume nature of the proposed business and its unique aspects make the agricultural and neighborhood commercial business special use category appropriate for this specific request with appropriate conditions applied. The business will also likely be of some service to rural residents needing these services. Due to autobody restoration being a primary aspect to the business though, standards that are required for an autobody repair shop should also be applied to the special use.

Although the special use is a vehicle service-oriented business, many of the potential impacts are mitigated or will not be significant. Several factors work in its favor:

1. The business is conducted entirely within an existing building that is consistent and harmonious with structures often seen in the rural areas of the county. The work and storage of vehicles and vehicle parts will be conducted within an enclosed building, mitigating potential for impact from noise, fumes, and odors.
2. Additional traffic generated by the use will be negligible when compared to the current average annual daily traffic count. Most traffic will come from the north via Wheelerwood Drive, though dust control should be a required condition.
4. Existing vegetation and buildings as well as trees on nearby properties provide adequate buffering of the building site.
5. The building in which the special use is conducted is a significant distance from property lines.

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 Jason Stokke, d/b/a Resurrected Auto Body, and is not transferable to other parties.
7. Any other necessary permits or licenses required by federal, state, and local agencies including, but not limited to, the Iowa Department of Natural Resources or Iowa Department of Transportation shall be obtained by the applicant and current copies placed on file with the Zoning Administrator.
8. The site plan and operator's statement is hereby adopted as presented and the applicant shall adhere to the said site plan. The Zoning Administrator is empowered to review and act on Zoning Permit Applications for the alteration or enlargement of the existing building or additional buildings related to the special use. The Board of Adjustment shall have the right to review any proposed change in or expanded use of the property.
9. A Zoning Permit Application shall be completed and a Zoning Permit issued prior to any new construction on the site related to the special use.
10. The requirement for buffer plantings and/or berms is hereby waived since the use will be located in an existing building and significant vegetation already exists onsite to help screen the use. Existing vegetation shall be maintained by the applicant. If it becomes necessary to remove vegetation in the future, the applicant shall install replacement vegetation in its place to screen the use as long as the business remains in operation.
11. One sign, no larger than 24 square feet in size, advertising the business may be placed on the premises.
12. All matters associated with the special use, including storage of vehicles and vehicle parts, shall be conducted within enclosed buildings.
13. Hours of operation shall be conducted between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday.
14. Painting shall be done in a "Paint Booth" designed to alleviate the hazard of paint vapor and fumes being released into the open air.
15. All activities producing noise shall be conducted within an enclosed structure, and that the noise produced thereby, when measured at the property boundary, shall not exceed the general noise level of the area.
16. The applicant shall adhere to the Cerro Gordo County Department of Public Health standards for septic and well maintenance should such facilities be installed in the future.
17. No more than one vehicle shall be displayed for sale in the designated area shown on the site plan on the premises at any time.
18. The applicant shall contact the residents of 24370 – Wheelerwood Drive and 8014 – 338th Street offering dust control to be applied along the expected route (Wheelerwood Drive and 333rd Street) at the applicant's expense twice per year. Additionally, the applicant shall take reasonable steps to direct traffic to the site via Wheelerwood Drive from the north to 333rd Street. The applicant shall keep records including contacts made to these residents, dust control applied, and efforts to direct traffic. Those records shall be made available to the Zoning Administrator upon request.
19. The Zoning Administrator shall review this permit two years after the date of final approval by the Board of Adjustment. Any non-compliance shall be brought to the attention of the Board of Adjustment.

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 Jason Stokke, doing business as Resurrected Auto Body, shall perform all operations under the application under the specific direction of the Cerro Gordo County Zoning Administrator, consistent 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

Final Draft Date: February 7, 2019

APPLICATION/APPEAL FORM

[For Completion by All Applicants]

Date 1-29-19

TO: ZONING BOARD OF ADJUSTMENT
CERRO GORDO COUNTY, IOWA

I (WE), Jason Stokke
(NAME)

OF 7675 333rd St Hanlontown, IA, 50444
(MAILING ADDRESS)

respectfully request that a determination be made by the Board of Adjustment on this
Application/Appeal based on the letter written by the Zoning Administrator dated _____
for the reason that it was a matter which, in his/her opinion, should come before the Board of
Adjustment.

This Application/Appeal is: (Please Check One)

- ☐ A Variance to a Zoning District requirement where there are unusual conditions or circumstances which cause a hardship when the provisions of Zoning are strictly applied.
- ☒ A Special Use listed in Article 20.2 of the Zoning Ordinance upon which the Board is required to act under the Ordinance.
- ☐ An Appeal where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

The property affected is located in Section 6 of Lincoln Township.

The property affected is zoned A2 according to the Cerro Gordo County Zoning

District Maps. Legal description of the property is: _____

I am the ☒ Owner ☐ Contract Purchaser ☐ Other (Explain) _____
_____ of the property affected.

Describe what you are proposing to do on the property affected.

Auto Body repair Business

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

I (We) further state that if this request is granted, I (We) will proceed with the actual construction in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate.

Signature of Applicant



OFFICE USE ONLY

Date Filed 1-29-19

Case Number 19-21

Date Set for Hearing 2-19-19

Fee Paid 175

Application/Appeal was ☐ Granted

☐ Denied

☐ Tabled

Jason Stokke

7675 333rd Street
Hanlontown, IA 50444
(641) 529-0703
jstokke73@gmail.com

28th January 2019

John Robins

Planning and Zoning Administrator
Cerro Gordo County Courthouse
220 N Washington Ave
Mason City, IA 50401-3254

Dear Cerro Gordo County Board of Adjustment,

I am writing this letter asking for a special use permit from the county to perform auto body repair as a new business. I am also seeking permission to acquire a used auto dealer/recyclers license from the State of Iowa. My reasoning is as follows.

Ever since the age of 5 my passion has been nothing but cars and really anything on wheels. Coming from a family history of self employment, it has been an emotional struggle for me to work an "8-5" job under someone else's direction. I have always been self motivated under my own visions with a good level of success, whether it's reconstructing vehicles, refurbishing homes or use of my hands and imagination.

Now has come the time for the next chapter in my life after ten years of marriage to my wife and two young boys that have inherited their dad's love of cars. Ashley, my wife, is an avid gardener and passionate cook. She is also very involved with our local church, where she is employed. With both our passions in mind and needing the space to fulfill them, it made perfect sense to sell our home in town and move to an acreage. It worked out well, we found just over 8 acres with three different sets of neighbors we already knew as friends!

Since moving to our acreage a year ago my talents of car repair and involvement within our church have created opportunities to donate a few cars to families in need. Although, having a safe and warm facility to work in posed a challenge..... the Lord provided! Some close and dear friends of ours shocked us when they offered to build on our property a brand new Sukup building, "on loan", with the intent to continue helping others in need and start

a business of our own. The idea was born of a restoration shop and family business. The business name, Resurrected Auto Body.

Our business plan is simple, working on 1-3 cars at a time needing rust repair, metal straightening, panel replacement and/or refinishing. If mechanical work is required, it would be simple or subcontracted off property. Chemicals for paint or repairs will be stored in a separate room adjacent to the paint booth, which will have fresh air flow ventilation with multiple exhaust filters to eliminate odors or impact on the environment. This is also regulated by the DNR. Noise to the surrounding area will not be affected, as all work is performed inside the well insulated building. I would not be able to handle more than thirty cars a year total for customer restoration work or salvage rebuilds for clients. Which means additional traffic would go unnoticed other than an occasional delivery of parts or damaged cars (on property-off the road). Cars will not be displayed outside for street traffic. Majority of sales, viewings and communications will take place online via website or internet. Any waste material will be taken to the Landfill of North Iowa, by appointment, for proper disposal, with no more than a 50 gallon drum dumped approximately every two years. Nothing will be disposed of on site.

As for permission on the dealers/recyclers license, this is needed for access to insurance damaged vehicles around the country. For years I have been approached by potential clients looking to buy new or high end damaged vehicles, only because a buyer can save thousands upon thousands of dollars this way. I also have over 30 years experience in collision/restoration work.

Similar business models have been very successful in Kanawha, Floyd, Belmond and other rural areas around the midwest and beyond. I want to assure the board that I am NOT looking to start a "conventional" automotive dealership or "collision" body shop, which are all too common in our county. I am however looking to fill a need in a niche or specialty market for our area, which I see more common in our rapidly changing economy. Owning and operating a small business on our dream property, while having the flexibility to raise our boys with intent to teach strong work ethics at the same time, is a dream.

I hope I have given a general vision of our application and want to stress that we love our area and always try to be respectful for peace, quiet and the beauty of our neighborhood, which we will continue to strive for if granted this permission. Thank you for your consideration.

Sincerely,

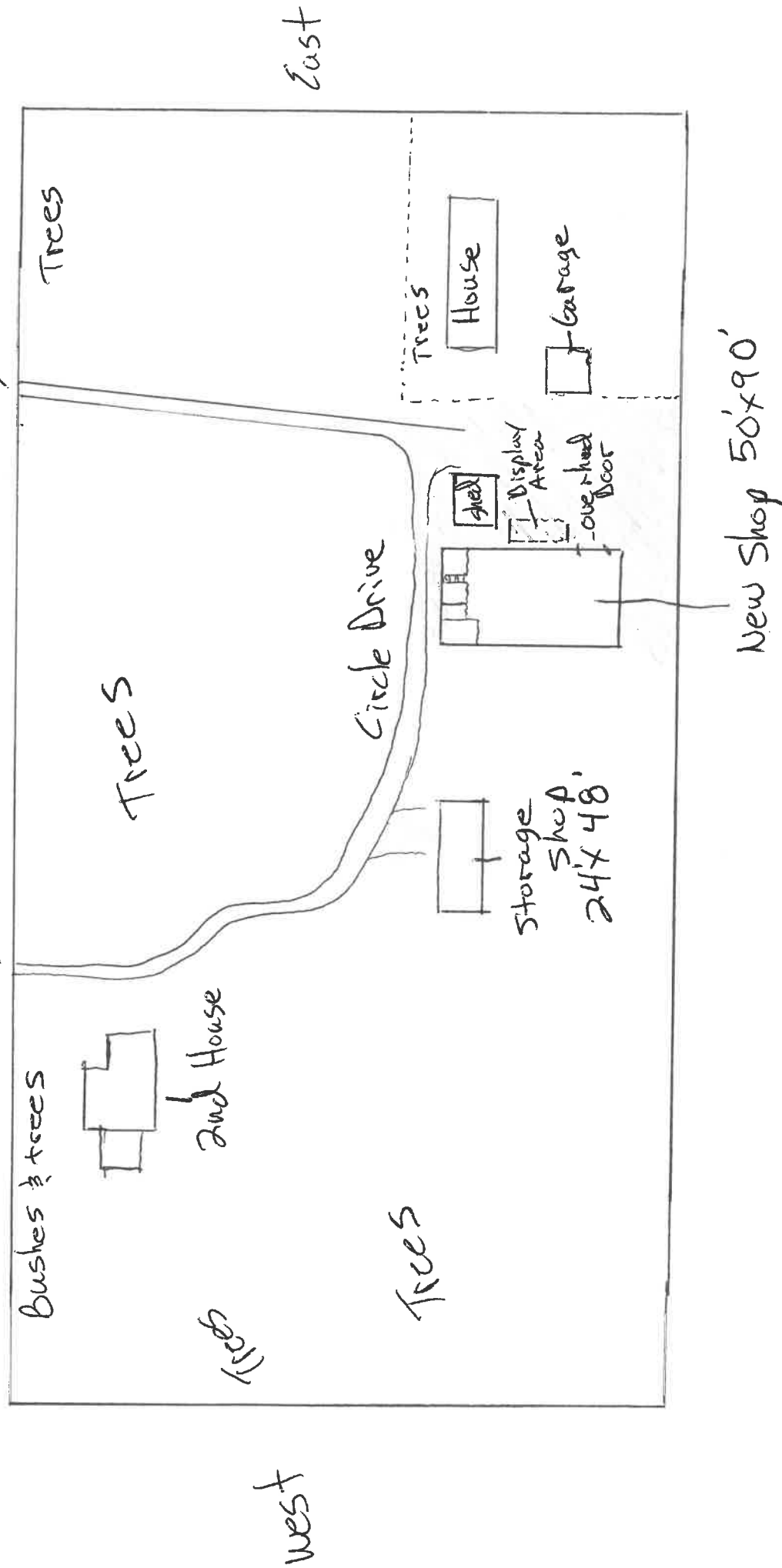
Jason Stokke

North

333rd St

7675 B

7675 A

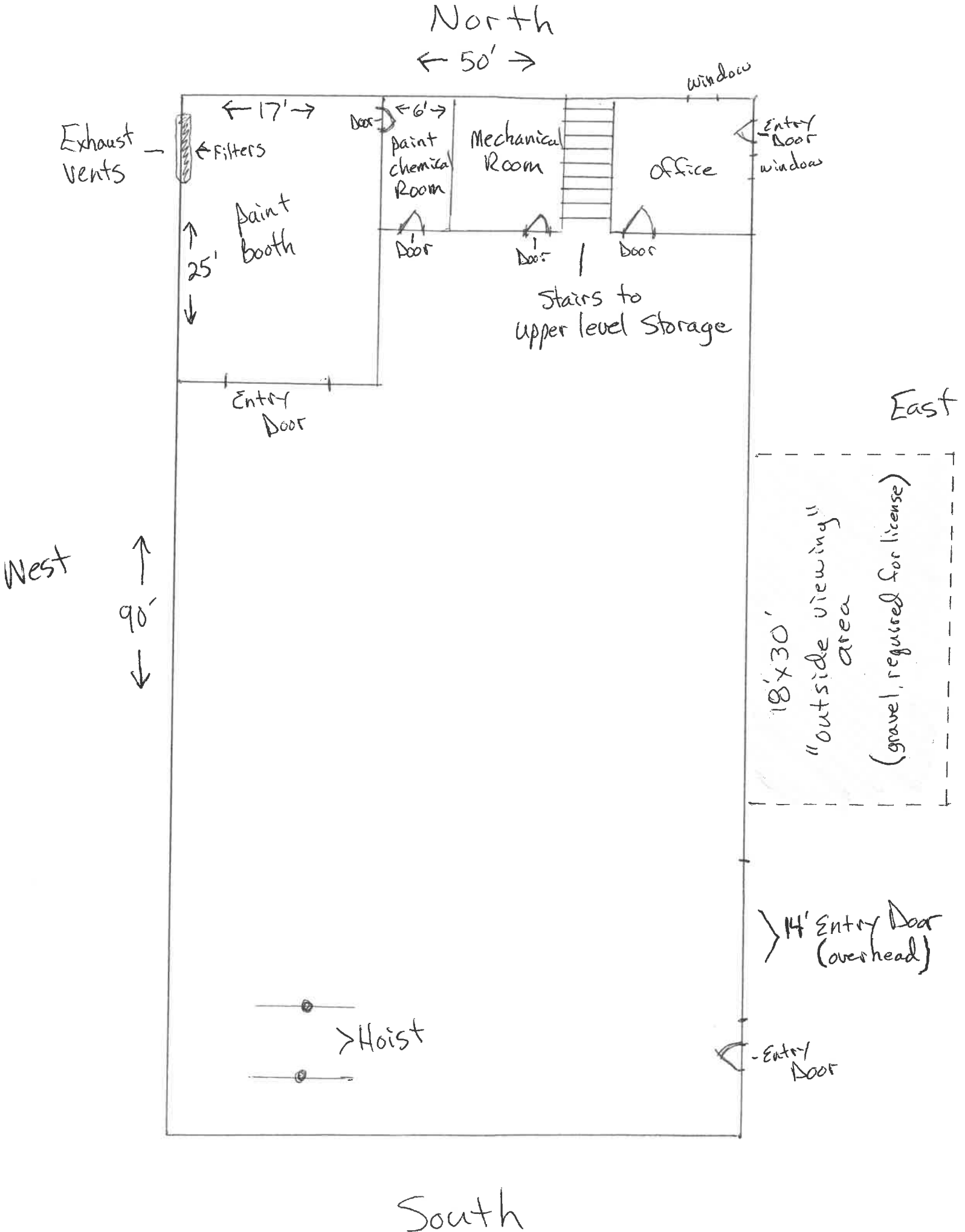


East

West

South

- pencil shaded area is gravel
- Dotted line is fence





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: February 4, 2019

TO: John Robbins, Cerro Gordo County Planning and Zoning

FROM: Daniel Ries, Senior Environmental Health Specialist

SUBJECT: Proposed Special Use Permit Application for Jason Stokke Auto Body Repair Business

This memo is to provide comments related to the request from Jason Stokke related to his proposed auto body repair business located at 7675A 333rd Street, Hanlontown in Section 6 in Lincoln Township. There will be limited traffic and customers based on the applicants proposal. 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, waste disposal and air quality.

Waste Water Disposal System

Based on the plan, there is no bathroom planned for the new shop. The house on the east side of the property has a permitted septic system that was installed in 2012. The other house on the west side of the property appears to be unoccupied and does not have a permitted septic system. **If the west house would be occupied in the future a new septic system would need to be installed.** Our department will work with the applicant to assure the installation is done in accordance to CERRO GORDO COUNTY ORDINANCE #27B PRIVATE SEWAGE DISPOSAL SYSTEMS.

Water Supply

The most recent tests for the well indicate safe results in 2016 and 2017 for coliform bacteria, E.coli, arsenic and nitrates. A test conducted in 2011 indicated unsafe results for bacteria and E.coli. It is recommended that a water test be conducted annually. Our office has limited information about the condition and attributes of the well. Based on the applicant's plans submitted; the current proposal would not meet the definition of a public water supply. "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.

An old well was properly plugged on the property in 2018. Our records indicate there might be an additional unused well on the property. **If, in fact, there is an additional unused well on the property it must also be properly plugged.**

Iowa DNR Rules and Regulations

The business shall comply with Iowa DNR rules and regulations applicable to body repair shops (proper disposal of waste, hazardous waste, air quality, etc.).

Please contact me if you have any questions.

Cc: Brian Hanft, Cerro Gordo County Department of Public Health

Case No. 19-21
Jason Stokke (7675-A 333rd Street)

Figure 1

Looking at the building where the business is proposed to be conducted



February 5, 2019, J. Robbins

Figure 2

Looking at the proposed display area



February 5, 2019, J. Robbins

Figure 3
An aerial photo of the building site



February 7, 2019, Pictometry Aerial Imagery

Figure 4
Looking at the vegetation along the east lot line



February 5, 2019, J. Robbins

Figure 5

Looking westerly from 333rd Street along the north lot line



February 5, 2019, J. Robbins

Figure 6

Looking at the residence to the northeast



February 5, 2019, J. Robbins

Figure 7

Looking at the location where the paint booth will be located in the northwest part of the building



February 5, 2019, J. Robbins

Figure 8

Looking at the adjacent accessory structure to the building where work will take place (display area is located on the opposite side)



February 5, 2019, J. Robbins

Figure 9

Looking at the proposed area for storage of paints and automotive fluids



February 5, 2019, J. Robbins

Figure 10

Looking at where work will take place and where vehicles will be stored



February 5, 2019, J. Robbins

Figure 11

Looking toward the acreage to the northeast from 333rd Street, near the northeast corner of the Stokke property



February 5, 2019, J. Robbins

Robbins, John

From: Billings, Brandon <bbillings@cgcounty.org>
Sent: Monday, February 04, 2019 12:15 PM
To: Robbins, John
Subject: RE: Special Use Permit request - 7675-A 333rd St

I don't think that would change the way we will maintain that road, and the additional traffic is unlikely to cause damage because most of it will not be heavy truck traffic. I will review it more but do not see a problem at this time.

Brandon Billings

Cerro Gordo County Engineer

Address: 2716 S Federal Ave, Mason City, IA 50401

Phone: (641) 424-9037

Cell: (641)-425-5878

From: Robbins, John <jrobbins@cgcounty.org>
Sent: Monday, February 4, 2019 9:56 AM
To: Billings, Brandon <bbillings@cgcounty.org>; Daniel Ries <dries@cghealth.com>
Cc: Rush, Michelle <mrush@cgcounty.org>
Subject: Special Use Permit request - 7675-A 333rd St

Brandon,

Our office has received a Special Use Permit request for an automotive restoration or ag/neighborhood commercial business up in Lincoln Township at 7675-A 333rd Street. This is located on a gravel road, and may involve the storage oil or other automotive fluids. Mr. Stokke only expects approximately 30 customers on average annually. Please find attached an operator's statement and associated site plans, a parcel highlight of the property, an illustration of the expected route of most customers, and application.

Our hearing date is scheduled for February 19, 2019 before the Board of Adjustment. Please review the materials and make comment prior to that date. Any comments received will be shared with the Board and considered for recommended conditions of the SUP.

Please let me know if you have any questions.

Thank you,

John Robbins

Planning and Zoning Administrator

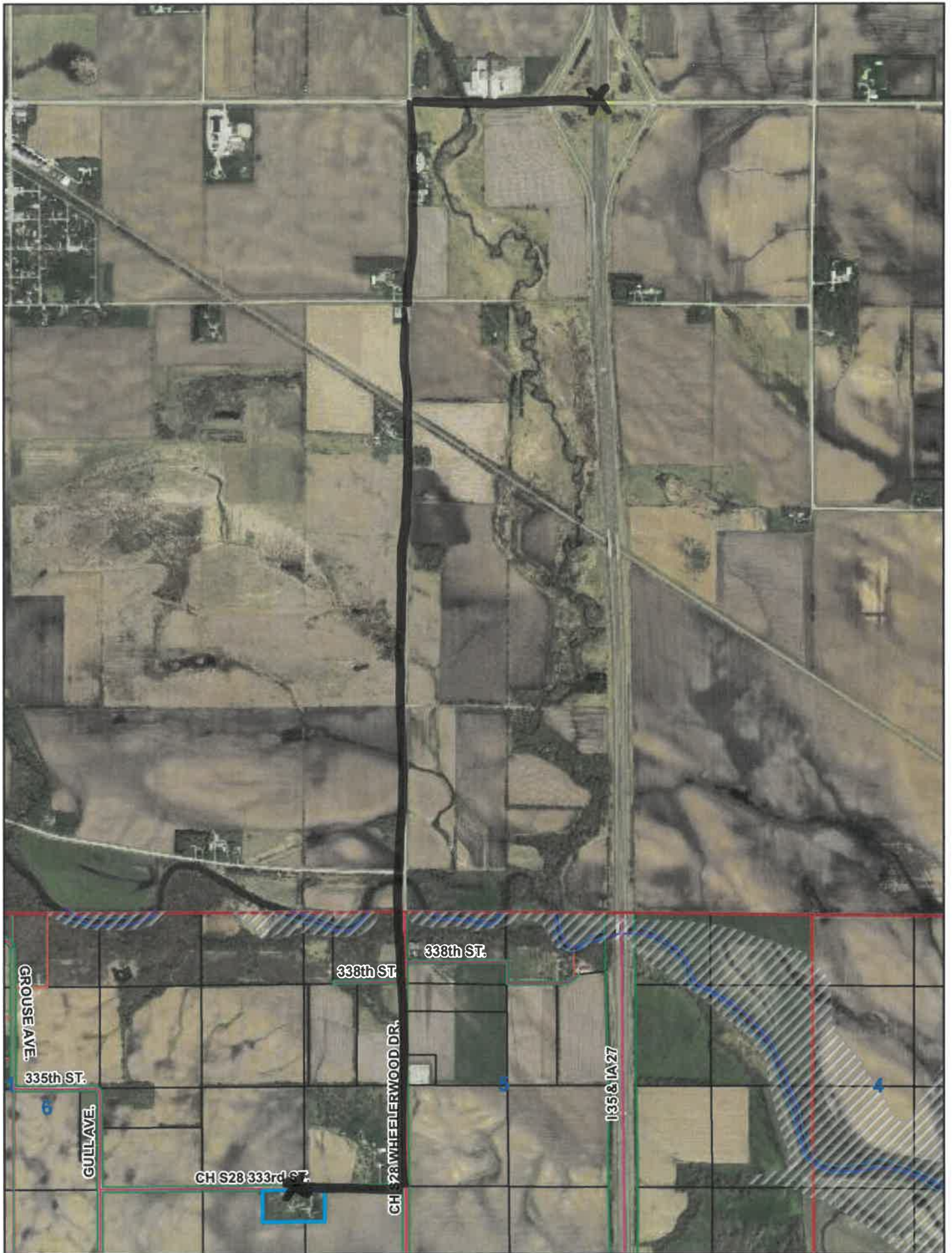
Cerro Gordo County

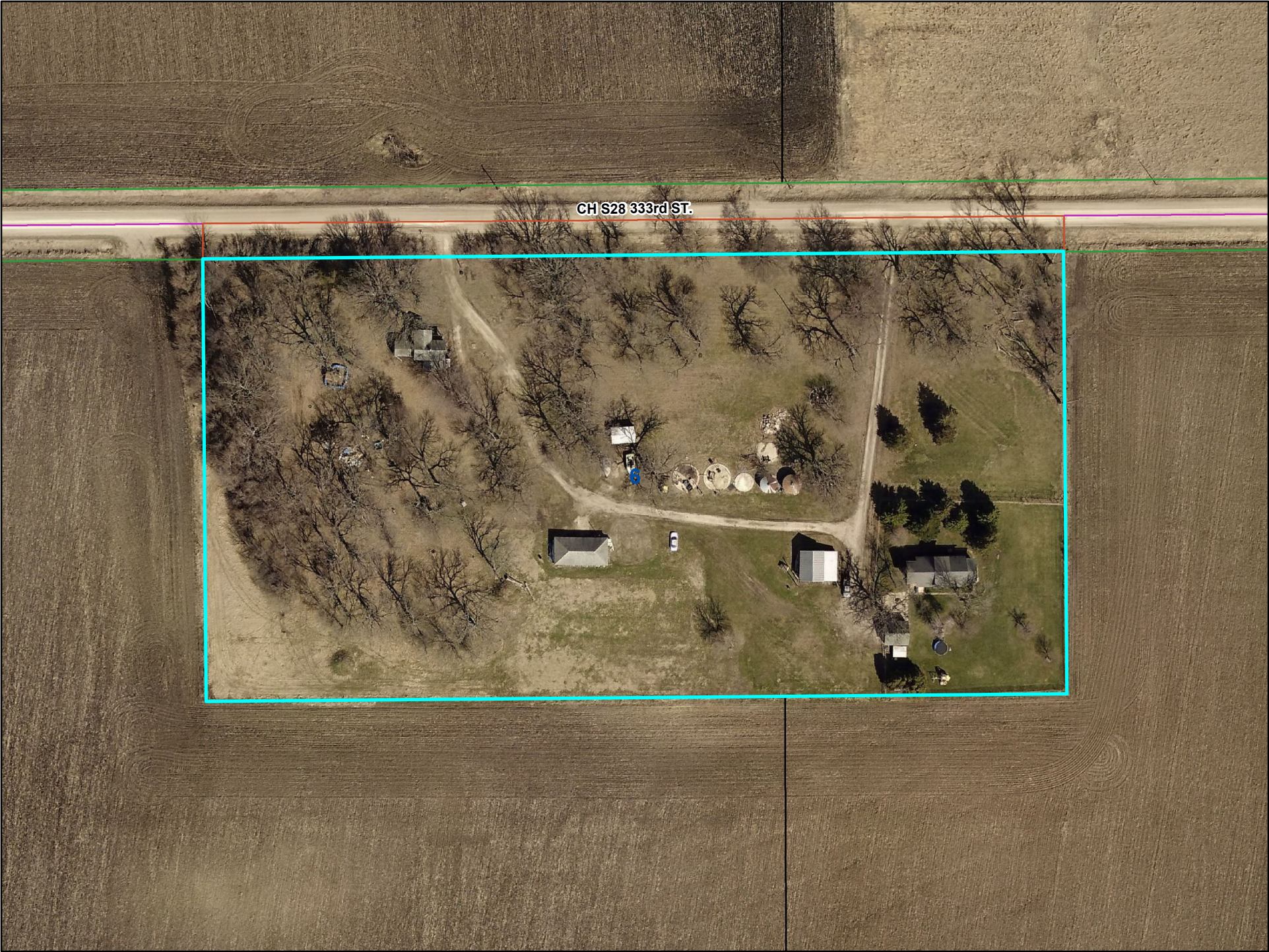
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