



PLANNING AND ZONING Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254
Tom Meyer, Zoning Administrator
Michelle Rush, Assistant Zoning Administrator

(641) 421-3075
FAX (641) 421-3088
plz@cerrogordo.gov

AMENDMENT TO SPECIAL USE PERMIT STAFF REPORT

Case No.: 25-28

Hearing Date: June 30, 2026

Applicant:

JBS Auto, Inc. d/b/a JBS Rentals
603 E Lake Street
Ventura, IA 50482

Owner:

Gene & Kathrine Hinrichs
1468 200th Street
Ventura, IA 50482

Property Address: Not Assigned

Brief Legal Description: SE¼ of the NE¼ of Section 17, Clear, Lake Township

Zoning: A-1 Agricultural District

Special Use Requested: 20.2(FF) Boat hoist storage facility

Special Use Area: 3.5 acres

Parcel Area: 40 Acres

Background

JBS Rentals has requested an amendment to its Special Use Permit to operate a boat hoist storage facility approved on January 30, 2024. Specifically, he is requesting an amendment to Condition No. 8 of the permit. The request is to extend the Special Use Permit until June 1, 2028. The original Special Use Permit expired on June 1, 2026. JBS Rentals owns the property to the south at 1201 Hwy 18 East. The property contains a pond and Clear Water Campground. The property is located inside the city limits of Ventura. The applicant planned to have the hoists currently on the leased land moved to his property inside city limits by June 1st of this year. However, due to the amount of fill that still remains on the property inside city limits, he is requesting a 2-year extension to the Special Use Permit.

FINDINGS OF FACT

1. Gene and Kathrine Hinrichs are the owners of the subject property.
2. JBS Auto, Inc. d/b/a JBS Rentals has a land lease contract with Gene and Kathrine Hinrichs for the purpose of storing boat hoists, trailers, and equipment owned by JBS Rentals and their rental customers.
3. JBS Auto, Inc. d/b/a JBS Rentals received a Special Use Permit on January 30, 2024 to operate a boat hoist storage facility on the property. The Special Use Permit expired on June 1, 2026.
4. The property is zoned A-1 Agricultural.
5. The application was filed on May 18, 2026 with the Planning and Zoning Office.

STAFF ANALYSIS AND RECOMMENDED ACTION

The incorporated city limits of Ventura are immediately to the south and east of this property. There are three dwellings about ¼-mile to the north at the intersection of Cardinal Avenue and 260th Street: 2965 260th Street, 3011 260th Street and 2958 260th Street. However, no residences are affected by the route to the property. Our office has not received any complaints on this operation since the SUP was approved. Boat hoists are transported to the property in September and October for seasonal storage and removed from April through early June for the lake season. Appropriate properties for boat hoist storage need to be close to the lake, which makes this property appropriate. No farmland was taken out of production in the leased area. Due to the limited impacts, no interference with current farm operations, and no complaints arising from the use, the Board would be justified in approving an amendment to Condition No. 8 to extend the Special Use Permit until June 1, 2028.

BOARD DECISION

The Board of Adjustment may consider the following alternatives:

Alternatives

1. Grant the Special Use Permit Application subject to any condition as deemed necessary by the Board (The Board reserves the right to remove, amend, or add additional conditions from those recommended as deemed necessary).
2. Deny the requested Special Use Permit Application.

The following motions are provided for the Board's consideration:

Provided motion of **approval**:

Motion to Approve an amendment to Condition No. 8 of the Special Use Permit to extend the Special Use Permit until June 1, 2028.

Provided motion of **denial**:

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.

EXHIBITS

- Exhibit 1: Figures 1-2 Photos
- Exhibit 2: Special Use Permit Application filed May 18, 2026
- Exhibit 3: Site Plan from 2024
- Exhibit 4: SUP Resolution 24-05 Approved January 30, 2024
- Exhibit 3: Parcel highlight

Figure 1
Looking east to west at hoists on property from Cardinal Avenue



Figure 2
Hoists located on south side of driveway



SPECIAL USE PERMIT

APPLICATION

Date Filed 5-18-26

Date Set for Hearing 6-30-26

Case Number: 25-29

Applicant Name: JBS Auto, Inc dba JBS Rentals Phone: 641 425 8733 E-Mail: jbsauto@comcast.net

Mailing Address: 603 E Lake St Ventura, IA 50482

Property Owner Name: Gene Hinrichs Phone: 641 529 1511 E-Mail: _____

Property Owner Address: 1468 200th St Ventura, IA 50482

Property Description (Not to be used on legal documents): Parcel # 051720000500 Township Clear Lake

Property Address: SE NE 17-96-22 Zoning: AG

Brief Legal Description:

SE NE 17-96-22

Special Use Description: Please provide a general description of the proposed special use.

JBS Rentals leases ^{a part of} parcel # 051720000500 from Gene Hinrichs.
JBS Rentals uses leased land for the storage of boat hoists.
The leased land is 3.449 acres in the SE corner of this parcel.

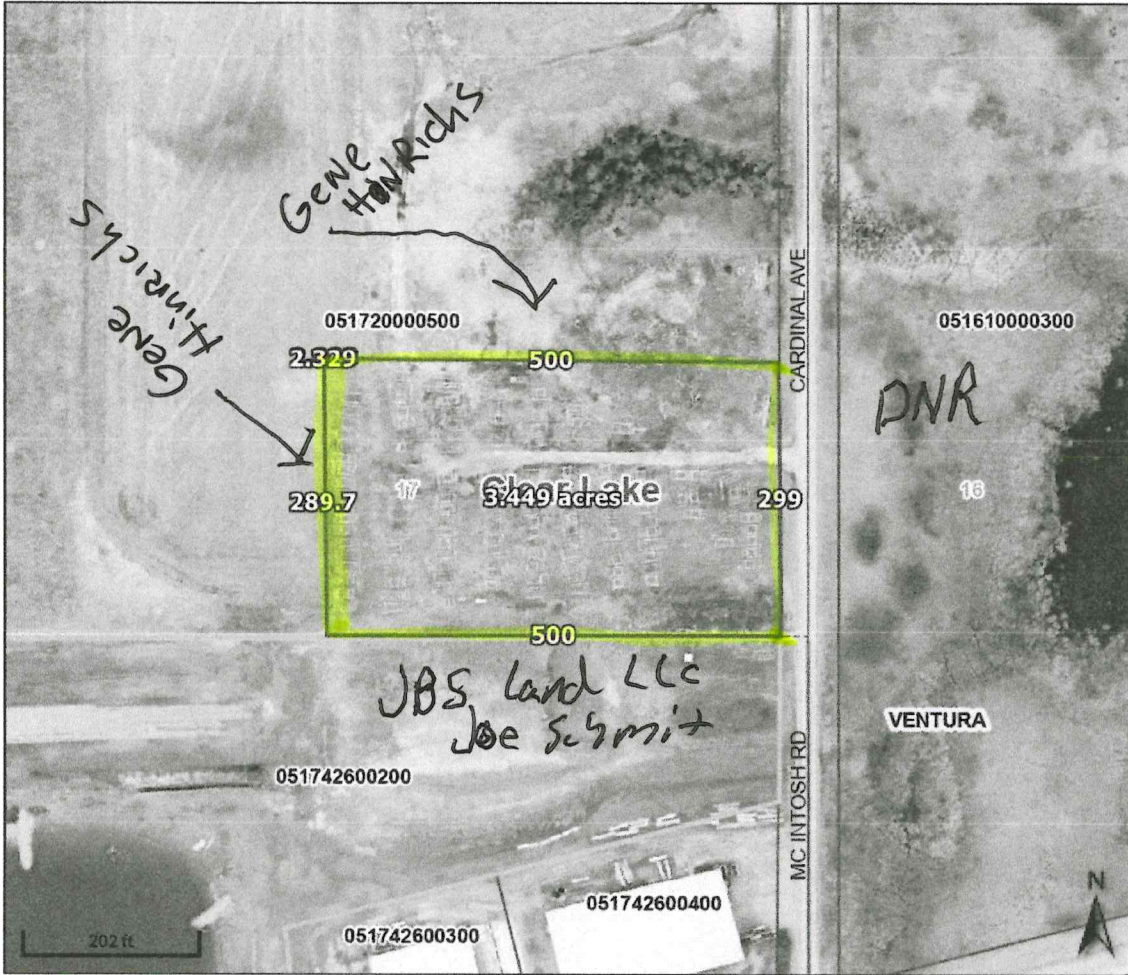
***Attach all required items listed in the application checklist, including written operator's statements, site plan, filing fee, and all other materials required to be submitted with this application**

I am the Owner Contract Purchaser Other (Explain) JBS Rentals leases the
land from Gene Hinrichs of the property affected.

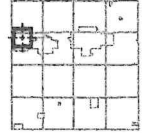
I, the applicant, being duly sworn, depose and say that I am the owner or that I am authorized and empowered to make the accompanying application; and that the information provided is true and correct, and actual construction, as applicable, and operation of the proposed special use will proceed in accordance with the purposes herein stated on the application and all submitted materials. I further agree to any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and Board of Adjustment members are also given permission to enter the above property in reviewing this application.

Applicant Signature _____

Date 5-18-26



Overview



Legend

- Private Roads
- Roads
- Parcels
- Corporate Limits
- Section
- Political Townships

Parcel ID	051742600200	Alternate ID	n/a	Owner Address	JBS LAND LLC
Sec/Twp/Rng	17/96/22	Class	Commercial		603 E LAKE ST
Property Address	1201 HWY 18 E	Acreage	14.19		VENTURA, IA 50482
	VENTURA				
District	VENTURA GHV				
Brief Tax Description	L 1 DEK ADD TO VENTURA				
	(Note: Not to be used on legal documents)				

Date created: 10/27/2023
 Last Data Uploaded: 10/27/2023 9:21:46 AM

Developed by Schneider
 GEOSPATIAL

Doc. #: 2024-1427

Type: IRES Pages: 3 04/03/2024 03:34 PM

R: \$0.00 - Tf: \$0.00 - M: \$0.00 - Tc: \$0 - N: \$0

Pymt:

AnnMarie Legler, Cerro Gordo County Recorder

and



Prepared by Michelle Rush, 220 North Washington Ave., Mason City, IA 50401, (641)421-3021
Return to Michelle Rush, 220 North Washington Ave, Mason City, IA 50401, (641)421-3021

RESOLUTION 24-05

WHEREAS Gene & Kathrine Hinrichs are the owners and JBS Auto, Inc. d/b/a JBS Rentals (Joe Schmit & Billie Schmit) are the lessees of the following described real estate, to-wit:

Approximately 3.5 acres located in the SE Corner in part of the SE¹/₄ of the NE ¹/₄ of Section 17, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, and

WHEREAS, said lessees have applied to the Board of Adjustment established by the Zoning Ordinance of Cerro Gordo County, Iowa, for a Special Use Permit to operate a boat hoist storage facility on the property under Article 20.2 (FF) of the Cerro Gordo County Zoning Ordinance, and

WHEREAS, said real property is located in the A-1 Agricultural District under the Cerro Gordo County Zoning Ordinance, and

WHEREAS, said property is located within an area that will not conflict with future growth as designated on the Comprehensive Development Plan of Cerro Gordo County, Iowa, and

WHEREAS, said permit can be granted in keeping with the nature of the neighborhood, and the spirit of the Ordinance will be preserved, and

WHEREAS, a public hearing was held on January 30, 2024, as required by law.

NOW THEREFORE, BE IT RESOLVED by the Board of Adjustment of Cerro Gordo County, Iowa, that the Application of JBS Auto, Inc. d/b/a JBS Rentals on the above-described tract of land be granted a Special Use Permit as requested subject to the following regulations and/or conditions:

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 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 boat hoist storage facility 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 ensure compliance with such rules and regulations.

JBS Rentals

January 30, 2024

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. If the special use is discontinued for a period of more than one (1) year, this Special Use Permit shall expire and be considered null and void.
7. Any other necessary permits or licenses required by federal, state, and local agencies shall be obtained by the applicant and current copies placed on file with the county Planning & Zoning Office.
8. This Special Use Permit is granted to JBS Rentals only and is not transferrable to any other party or parties. This Special Use Permit shall expire on June 1, 2026.
9. The site plan and operator's statement are hereby adopted as presented and the applicant shall adhere to said site plan. The Board of Adjustment shall have the right to review any proposed change in or expansion of the special use.
10. All construction shall strictly comply with the site plan submitted with the application. 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.
11. A variance is hereby granted from the requirements of Section 20.2(FF)(2) of the Zoning Ordinance to provide screening along the right-of-way of Cardinal Avenue due to there being no nearby residences to the hoist storage location.
12. All boat hoists shall be stored a minimum of fifty (50) feet from all lot lines.
13. Boat hoists are prohibited from being stored on any land that is in agricultural production at the time this Special Use Permit is granted.

BE IT FURTHER RESOLVED 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.

Motion was made by Tuyanh Dang on January 30, 2024, 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 a boat hoist storage facility, and further, that the grant of the application be made effective immediately and on the condition that JBS Rentals, 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. Motion seconded by Andrew Kumpf. Roll call vote taken resulted as follows:

Dang-yes
Siemers-yes
Kumpf-yes

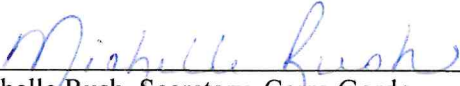
Motion to approve said Resolution on March 26, 2024, was made by Tuyanh Dang and seconded by Andrew Kumpf with the understanding all provisions of said Resolution, are effective retroactive to January 30, 2024. Roll call vote taken resulted as follows:

Dang-yes
Siemers-yes
Kumpf-yes



Steve Siemers, Vice Chairman, Cerro Gordo County,
Iowa, Zoning Board of Adjustment

ATTEST:



Michelle Rush, Secretary, Cerro Gordo
County, Iowa, Zoning Board of Adjustment

051720000600

051720000100

051720000700

051610000100

200

051610000200

051720000200

051720000500

CARDINAL AVE

1375.36

051610000300

051742600200

426

051742600300

595.42

354.49

MC INTOSH RD

173.86

240.93

212.28

300.03

219.34

728.39

214.58

269.33

051742600400

140

US 18

051650400100

1319.47

185.74