PLANNING AND ZONING
Cerro Gordo County Courthouse
220 N Washington Ave, Mason City, IA 50401 **(641) 421-3075**
Tom Meyer, Zoning Administrator **plz@cerrogordo.gov**
Michelle Rush, Assistant Zoning Administrator
Brittney Friederich, Assistant Zoning Administrator

Planning & Zoning Commission
Matson 21600 Heather Ave Change of Zone Staff Report
Meeting – November 5, 2026
4:00 PM

Applicant: Jon & Linda Matson

Existing Zoning: A-1 Agricultural District

Location: 21600 Heather Ave, Clear Lake, Iowa

Request: Rezone 3.31-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel A consists of approximately 3.31 acres and includes the existing residential building site at 21600 Heather Avenue. The proposed parcel has frontage and existing access along Heather Avenue.

Proposed Parcel A contains an existing dwelling, detached garage, and shed. The dwelling, detached garage, and shed meet all the setback requirements for the A-2 District. The existing parcel was split out in 1982 and was less than 1 acre, not meeting either requirement for A-1 or A-2 District.

The proposed division will not create access issues for the remaining agricultural land. There is an Easement for the driveway to access the existing farmland and buildings. There is also existing field access from Heather Avenue available south of proposed Parcel A, providing independent access to the remaining farm ground.

The rezoning and proposed parcel division are generally consistent with the County Comprehensive Plan. The proposal separates an existing residential building site from the larger agricultural tract while allowing the remaining farmland to continue in agricultural production. No additional farmland is proposed to be converted to residential use, and the division will not adversely affect access to or the continued agricultural use of the remaining farm ground.

RECOMMENDATION:

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

EXHIBITS:

- Exhibit 1: Aerial photograph of property
- Exhibit 2: Change of Zone Application dated October 5, 2026
- Exhibit 2: Plat of Survey
- Exhibit 4: Parcel Highlight

Exhibit 1

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Jon W. Matson and Linda Matson

21600 HEATHER AVE

CLEAR LAKE, IA 50428

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

Present zoning district of described property is A-1

Proposed zoning district for described property A-2

Reasons for re-zoning:

Creating a new parcel that is less than 10 acres

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:

BAKER GENE P TRUST
21714 GROUSE AVE
CLEAR LAKE, IA 50428

MATSON ARVID F TRUSTEE OF ARVID F MATSON REV TR
19019 GROUSE AVE
CLEAR LAKE, IA 50428

☒ 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.

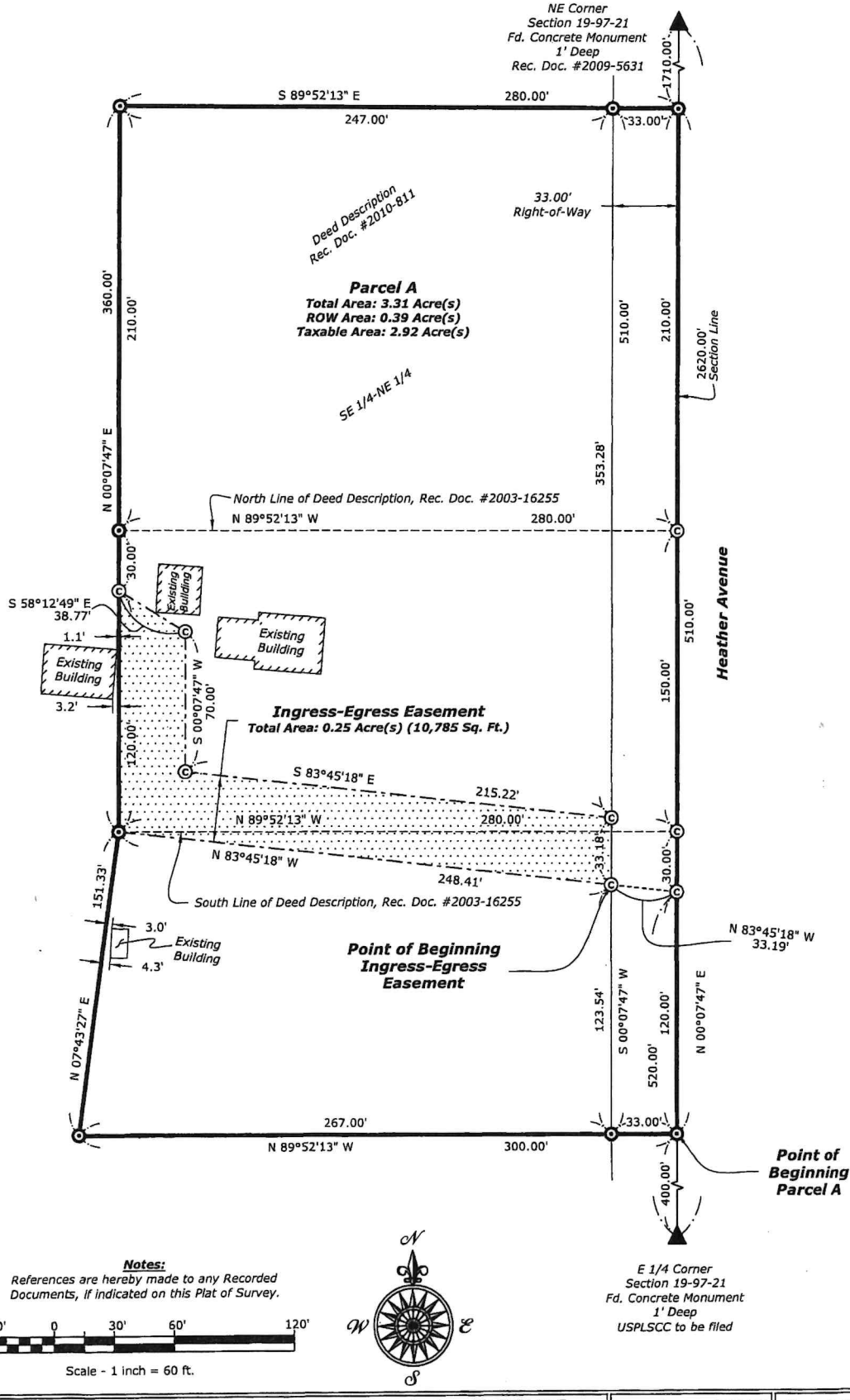
10/05/2026
Date

Jon Matson
Owner's Signature

Owner's Signature

Plat of Survey

Parcel A in the SE 1/4 - NE 1/4 of Section 19 - T97N - R21W, Cerro Gordo County, Iowa.

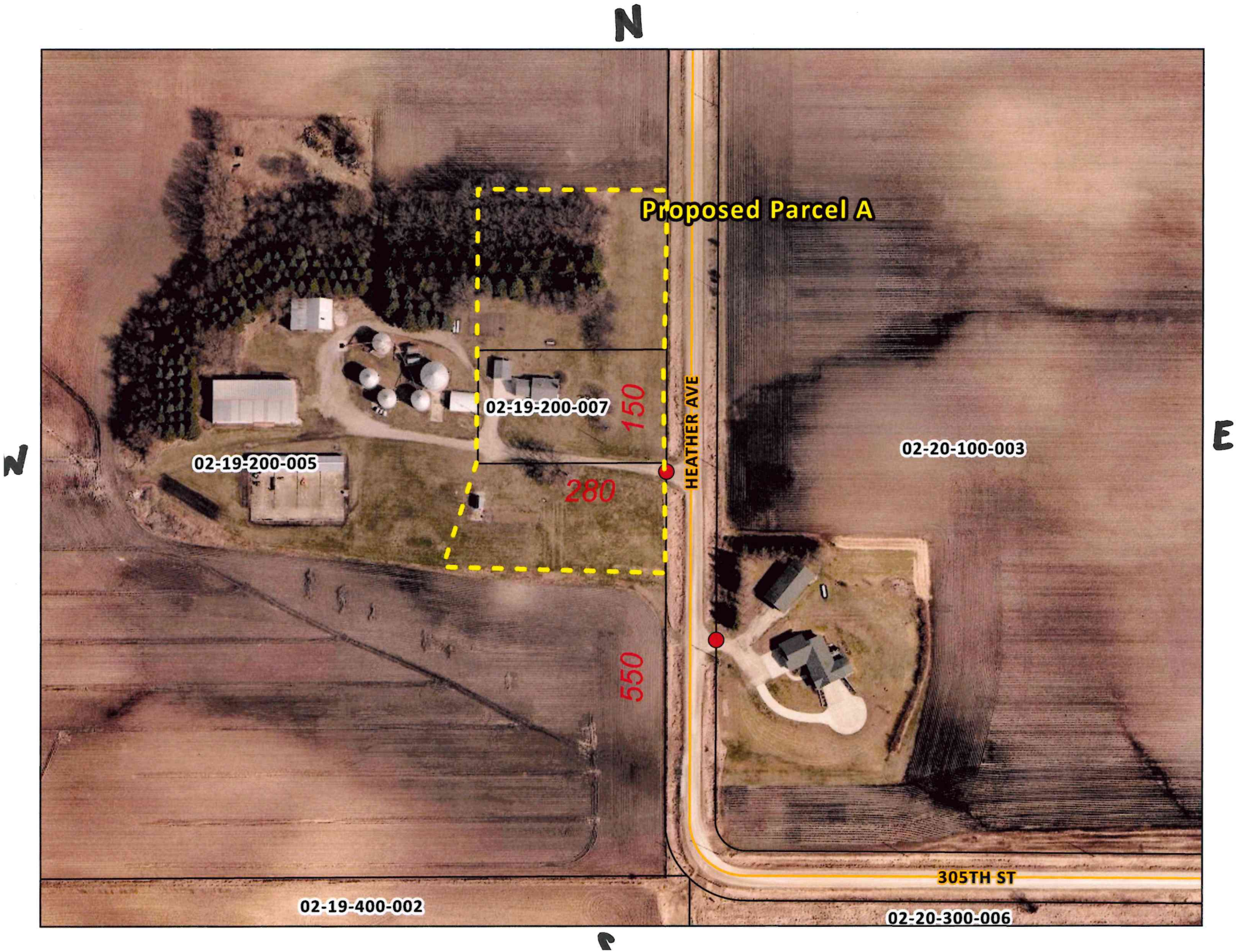


Notes:
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

30' 0 30' 60' 120'

Scale - 1 inch = 60 ft.

File: P:__Projects - CLO\County Control Systems\CERRO GORDO\CG-2\CG-2-2026.dwg, 10/8/2026 12:58:13 PM


N
Proposed Parcel A
02-19-200-007
150
280
HEATHER AVE
02-19-200-005
02-20-100-003
550
305TH ST
02-19-400-002
02-20-300-006
N
E