



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

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June 28, 2018

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, July 12, 2017; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, July 12, 2017 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a rezoning request.

1. Suzanne Hofstrand 15471 Mallard Avenue

This 3.71-acre parcel is in the NW¼ of the SW¼ of Section 19, Mason Township. The property was split in 2002 without a rezoning. Since it is less than 10 acres, a rezoning from A-1 to A-2 is being requested by the applicant. Until the status of the lot is corrected under the Zoning Ordinance, no Zoning Permit can be issued.

The property contains a house, 2 machines sheds, a barn, and 3 grain bins. The two eastern grain bins are 3'-5" apart. The Zoning Ordinance requires a minimum separation distance of 10 feet for detached structures (See Figure 1)

The parcel is surrounded by fields in agricultural production. Since a split has already occurred and the farm fields have been under separate ownership for many years, no access issues should be present.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, there are no access issues, and no land will be taken out of agricultural production. I recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structures noted.