



PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254

John Robbins, Planning and Zoning Administrator

Michelle Rush, Executive Assistant

(641) 421-3075

plz@cgcounty.org

cgcounty.org/planning

May 20, 2020

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, June 4, 2020; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **Thursday, June 4, 2020 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering one rezoning request.

If you have concerns with attending in person due to COVID-19, the option to attend the hearing via teleconference will be made available. Social distancing will be practiced. You may join via teleconference by calling the phone number below and enter the Conference ID when prompted. Please let me know if you have any questions about this.

Conference phone: (641) 421-3113

Conference ID: 3044#

REZONING

1. Greg Jennings 23985 Gull Avenue (NE¼ of the NW¼, Section 7, Lincoln Township)

Located in the NE¼ of the NW¼, Section 7, Lincoln Township, the subject area includes the existing building site (3.46 acres) and “Parcel A” (1.0 acre) (See Figures 1 & 2), totaling 4.46 acres. The existing building site was grandfathered under the current Zoning Ordinance as A-1 Agricultural, being less than 10 acres. Since the Jennings are adding area to the existing acreage and the total area will remain less than 10 acres, a rezoning from A-1 to A-2 is being requested by the applicant for the subject area because the property loses its grandfathered status as a result. A minimum area of 2 acres is required in the A-2 District.

The property contains a house, a barn, a large machine shed, three small sheds, and tree house is being constructed (See Figures 2-7). The house is 31.5’ from the front lot line. A 50’ front yard setback is required in the A-2 District (See Figure 8). The plot plan shows the two southerly sheds will be less than 25’ from Parcel A, but since Parcel A will become part of the acreage, the south side yard setback for the sheds will be well within the setback requirement.

The parcel is surrounded by fields in agricultural production. The field around the acreage is accessible to the south of the acreage.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site and there are no access issues. About one acre of farmland will likely be taken out of agricultural production. While the comprehensive plan discourages taking farmland out of production, the amount is minimal. I recommend the request be forwarded to the Board of Supervisors for approval.