



PLANNING AND ZONING Cerro Gordo County Courthouse

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August 18, 2022

TO: Cerro Gordo County Planning and Zoning Commission
FROM: John Robbins
SUBJECT: Next Meeting – *Thursday, September 1, 2022; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **September 1, 2022 at 4:00 p.m., in the Boardroom at the Courthouse.** You will be considering a rezoning request.

If you have concerns with attending in person due to COVID-19, the option to attend the hearing via web conference will be made available. Social distancing will be practiced. You may join the web conference by using the following web address or by calling the phone number and entering the conference ID when prompted. Please let me know if you have any questions or if you are not able to attend in advance of the hearing.

BY COMPUTER

Web Conference: <https://bit.ly/3AhAsa9>

BY PHONE (AUDIO ONLY)

Conference phone: (641) 351-6385

Conference ID: 389 958 11#

1. Bert A. Johnson Estate 15756-A Spruce Avenue

This 5.52-acre parcel is located in the NE $\frac{1}{4}$ in Section 24, Portland Township. The applicant proposes to split the farmland from the building site. The proposed parcel split is part of Lot 2, Valley View West Subdivision. Since it is less than 10 acres, a rezoning from A-1 Agricultural to A-2 Agricultural Residence is being requested.

The property contains a house, a detached garage, a machine shed, and a corn crib (See Figures 1-4). The house is 4'-1" from the detached garage. Article 6.9 of the Zoning Ordinance requires a minimum separation distance of 10' between detached buildings (See Figure 5). Additionally, the machine shed is 12' from the east side lot line. A 25' side yard setback is required in the A-2 District (See Figure 6).

The parcel is surrounded by fields in agricultural production to the west, north, and south. There is a small acreage to the north of the house. The farm field being split off is already accessed at the intersection of Spruce Avenue and 245th Street and will not be impacted by the parcel split. The parcel to the north of the house shares an access drive with the subject parcel but also has a separate access driveway directly from Spruce Avenue that also serves the property.

The rezoning request is in general compliance with the comprehensive plan: it is an existing building site, no agricultural land will be taken out of production, and there are no access issues. The resulting farmland parcel that is being split off from the acreage will need to be combined with the adjacent parcel to the south and west once triggered to prevent a non-conforming lot in the A-1 District from being created, as it will also be less than 10 acres in size; this can be done by completing a combination request with the County Auditor's Office. **I recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structures noted and with the condition that the resulting farmland parcel is combined with the adjacent farmland parcel.**