



PLANNING AND ZONING
Cerro Gordo County Courthouse

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September 21, 2022

TO: Cerro Gordo County Planning and Zoning Commission
FROM: John Robbins
SUBJECT: Next Meeting – *Thursday, October 6, 2022; 4:00 p.m.; Boardroom*

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **October 6, 2022 at 4:00 p.m., in the Boardroom at the Courthouse**. You will be considering a rezoning request and proposed amendment to the Zoning Ordinance from the Zoning Administrator.

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/3dpK3Tv>

BY PHONE (AUDIO ONLY)

Conference phone: (641) 351-6385

Conference ID: 947 982 686#

1. Christopher A. Grey & Summer A. Keller 13867 Raven Avenue

This 2.54-acre parcel is located in the NW¼ of the NW¼, Section 24, Mason Township. The applicant proposes to split the farmland from the building site. It is less than 10 acres, so a rezoning from A-1 Agricultural to A-2 Agricultural Residence is being requested.

The property contains a house, a detached garage, two machine sheds, and a grain bin (See Figures 1-3). The grain bin is 27' from the front lot line. A 50' front yard setback is required in the A-2 District (See Figure 4).

The parcel is surrounded by fields in agricultural production. The fields can be accessed to the south via Raven Avenue and to the east via 230th Street.

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. **I recommend the request be forwarded to the Board of Supervisors for approval with the non-conforming structures noted.**

2. Proposed amendment to the Zoning Ordinance: Article 21, “Floodplain Management”

On June 5, 2020, new official Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) became effective, which were formally adopted into the Zoning Ordinance by the Cerro Gordo County at the time. FEMA has conducted further, more in-depth study of a series of creeks and rivers between Clear Lake and Mason City and of the unincorporated areas of the county between and around them since then. As a result, it is necessary for the county to the new official Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) once again, which will replace the current maps when they become effective. FEMA requires Cerro Gordo County to amend its floodplain rules to meet federal standards and to adopt the new FIRM and FIS within our ordinance before the new maps become official. The Iowa DNR also requires the County to meet state rules. The new official Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) will be made official on December 15, 2022. Additionally, the proposed changes to Article 21, “Floodplain Management” will update the county floodplain regulations to current standards of the Iowa DNR and FEMA as required.

Enclosed within your packet, you will find the proposed amendment to Article 21, “Floodplain Management.” The proposed amendment only amends definitions and the parts of Article 21 that need to be updated.

We would like to discuss these proposed changes at our next meeting and ultimately make a recommendation to the Board of Supervisors. Please feel free to contact me with any questions regarding the proposed amendment.