



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

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November 18, 2022

TO: Cerro Gordo County Planning and Zoning Commission

FROM: John Robbins

SUBJECT: Next Meeting – *Thursday, December 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 **December 1, 2022 at 4:00 p.m., in the Board of Supervisor's Office at the Courthouse.** You will be considering a rezoning request and a proposed amendment to the Zoning Ordinance from the Zoning Administrator.

For convenience, the option to attend the hearing by conference call will be made available. However, if there are technical difficulties with the conference call, the hearing will still go on as scheduled. At the time above, you may join the hearing by calling the phone number below and enter the Conference ID when prompted.

**Conference phone:** (641) 421-3113  
**Conference ID:** 3025#

1. William & Karla Salier 23541 260<sup>th</sup> Street

This 6.44-acre parcel is located in the NW¼ of the NE¼, Section 14, Portland 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, a shed, and approximately 13 farm structures (See Figures 1-6). The southwest machines shed is 6' from the west side lot line, and the three southerly grain bins are 3.3, 0', and 4.3' from the same lot line respectively. A 25' side yard setback is required in the A-2 District (See Figures 7 & 8). The shed and the house are 4.5' apart. The same shed and the detached garage are 8'-4" apart. All of the grain bins and nearby machine shed are also separated by less than 10'. A minimum separation between detached structure of 10' is required under the Zoning Ordinance. However, no new conforming structures are being created as a result of the request.

The parcel is surrounded by fields in agricultural production. The fields can be accessed to the east via 260<sup>th</sup> Street or via the existing access easement through the property as illustrated by the plot plan.

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 pertaining to miscellaneous provisions

The proposed amendment primarily updates various sections of the Zoning Ordinance for upkeep to various sections. It is prudent to periodically review the ordinance for needed updates and changes. To summarize, the proposed revisions are as follows:

- Adds a definition for the term “watercraft” to Article 4 for reference related to various provisions, in particular boat hoist storage facilities.
- Updates Iowa Code section references and adds references to certain uses that are required to be regulated to “Family Homes” as required by Iowa Code 335 to Article 6.5. Adds the uses as a principal permitted use in residential districts to Article 9.2.
- Adds a sub-section to Article 6.28 that makes lake lots adjacent to public access rights-of-way that are not improved streets to not be considered or defined as a corner lot, thereby eliminating unnecessary requirements for increased street-side yard setbacks, vision clearance, and similar requirements that are not needed for such a situation. The County Engineer has provided comment and has no concerns for safety or otherwise regarding the proposed revision.

The County Comprehensive Plan is largely silent regarding any of these provisions. None of the plan’s policies appear to have clauses lacking support for any of these proposed changes to the ordinance.