



## PLANNING AND ZONING Cerro Gordo County Courthouse

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May 23, 2024

TO: Cerro Gordo County Planning and Zoning Commission  
SUBJECT: Next Meeting – **Thursday, June 6, 2024; 4:00 p.m.; Boardroom**

Ladies and Gentlemen:

The next meeting of the Cerro Gordo County Planning and Zoning Commission is scheduled for **June 6, 2024 at 4:00 p.m., in the Boardroom at the Courthouse**. You will be considering one rezoning request.

- Christeven N. Schwarck, Anthony W. Schwarck, and Windy Oaks LC 12273 Spruce Ave

This 39.26-acre parcel is in the SW¼ of the NW¼ of Section 6, Owen Township. This parcel has four different zoning classifications on it: C-1 Local Commercial District, C-2 General Commercial District, R-3 Single Family Residential District, and A-1 Agricultural District. The applicant proposes to split the building site from the farmland. A Plat of Survey has been recorded which will create two parcels.

Parcel A is 33.56 acres in size, will be retained by the applicant, and will continue to be farmed. There are no structures on Parcel A. The parcel can be accessed through the applicant's land from Spruce Avenue and 210<sup>th</sup> Street. Therefore, the request does not create any access issues as a result. A rezoning from the C-2, R-3, and A-1 Districts to the A-1 District is being requested on Parcel A.

Parcel B is 5.70 acres in size and contains a house, a barn and a pole building east of the house, a heated insulated shop directly south of the house, a dry cabin with deck by the pond, and a 12'x18' 1-stall garage/shed. Parcel B will be sold to another owner. All the setbacks in the A-2 district and the 10' separation distance between detached structures appear to be met. There are no non-conforming structures on the parcel, and the parcel is accessed from Spruce Avenue. A rezoning from the C-1, R-3, and A-1 Districts to the A-2 District is being requested on Parcel B.

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. Approval of the request will also clean-up all the zoning classifications on the property. A Declaration of Use Covenant dedicating Parcel A for agricultural purposes will be necessary to avoid a subdivision trigger before the request is heard before the Board of Supervisors. We recommend the request be forwarded to the Board of Supervisors for approval contingent on the Declaration of Use Covenant being prepared and recorded with the County Recorder prior to the hearing.