



## **PLANNING AND ZONING**

### **Cerro Gordo County Courthouse**

220 N Washington Ave, Mason City, IA 50401

Tom Meyer, Zoning Administrator

Michelle Rush, Assistant Zoning Administrator

(641) 421-3075

plz@cerrogordo.gov

## **Planning & Zoning Commission Change of Zone Staff Report Meeting – October 2, 2025 4:00 PM**

**Applicant:** Smith Agro Co

**Existing Zoning:** A-1 Agricultural District

**Location:** 24328 210<sup>th</sup> Street, Rockford, Iowa

**Request:** Rezone approximately 2.18 acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

### **STAFF REVIEW:**

Smith Agro Co is requesting to rezone 2.18-acres which includes the dwelling and a machine shed on the west side of the driveway. The parcel is located in the SE¼ of the SW¼ of Section 1, Owen Township. The applicant will retain the farm shop and grain bins located on the east side of the driveway as well as the surrounding farmland. This 2.18-acres with the dwelling and machine shed will be sold. The dwelling site is less than 10 acres in size, so a rezoning from the A-1 Agricultural District to the A-2 Agricultural Residence District is being requested.

Splitting this parcel will create a third split in the quarter-quarter section which would trigger the subdivision process. A Declaration of Use Covenant dedicating the remaining farmland that Smith Agro Co owns for agricultural purposes is necessary to avoid the subdivision trigger. The applicant's attorney is preparing the Declaration of Use Covenant.

The applicant currently accesses his farmland thru the building site. The applicant stated that there will be an easement in place for continued use of this driveway. The applicant is also able to access the farmland from the driveway that sits along his east lot line from 210<sup>th</sup> Street. There is also a driveway on the west side of the property at 24184 210<sup>th</sup> Street that runs into the farmland owned by the applicant located in the SW¼ of the SW¼ of Section 1.

The rezoning request is in general compliance with the comprehensive plan. This is an existing building site, and no land will be taken out of production. There are no access issues. The Declaration of Use Covenant dedicating the remaining farmland for agricultural purposes must be received by our office before the request will be heard by the Board of Supervisors.

**RECOMMENDATION:**

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 with the Board of Supervisors.

**EXHIBITS:**

- Exhibit 1: Figures 1-4 photos
- Exhibit 2: Change of Zone Application dated August 29, 2025
- Exhibit 3: Plat of Survey
- Exhibit 4: Parcel Highlight
- Exhibit 5: Aerial of east and west driveway accesses into farm fields

Figure 1  
Looking at entrance into property from 210<sup>th</sup> Street





Figure 2  
Dwelling & shed on west side of driveway to be sold in this 2.18-acre parcel



Figure 3  
Bins & farm shop on east side of driveway to be retained by the applicant





Figure 4  
Driveway access to bins, farm shop & farm ground along east lot line from 210<sup>th</sup> St



received  
8-29-25

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Smith Agro Co. Kevin Smith  
1703 S Shore Dr Clear Lake Ia 50428

Applicant(s) are the: ☒ Owner(s) ☐ Contract Purchaser(s) of the property described.

Present zoning district of described property is

A-1

Proposed zoning district for described property

A-2

Reasons for re-zoning:

Selling House & Shed

Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

☒ An official survey by a Registered Land Surveyor is attached.

☒ This property is developed and a plat, developed by a Registered Land Surveyor, is attached which shows the location of all buildings on the site along with all dimensions and distances.

☐ This property is undeveloped and a rough draft or schematic drawing of the area is attached.

☐ Other information is also attached which may be pertinent to this request.

☐ Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*

*I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.*

*I (We) grant to the Planning & Zoning staff, members of the Planning & Zoning Commission and Board of Supervisors permission to enter onto the described property for review purposes.*


8-29-25

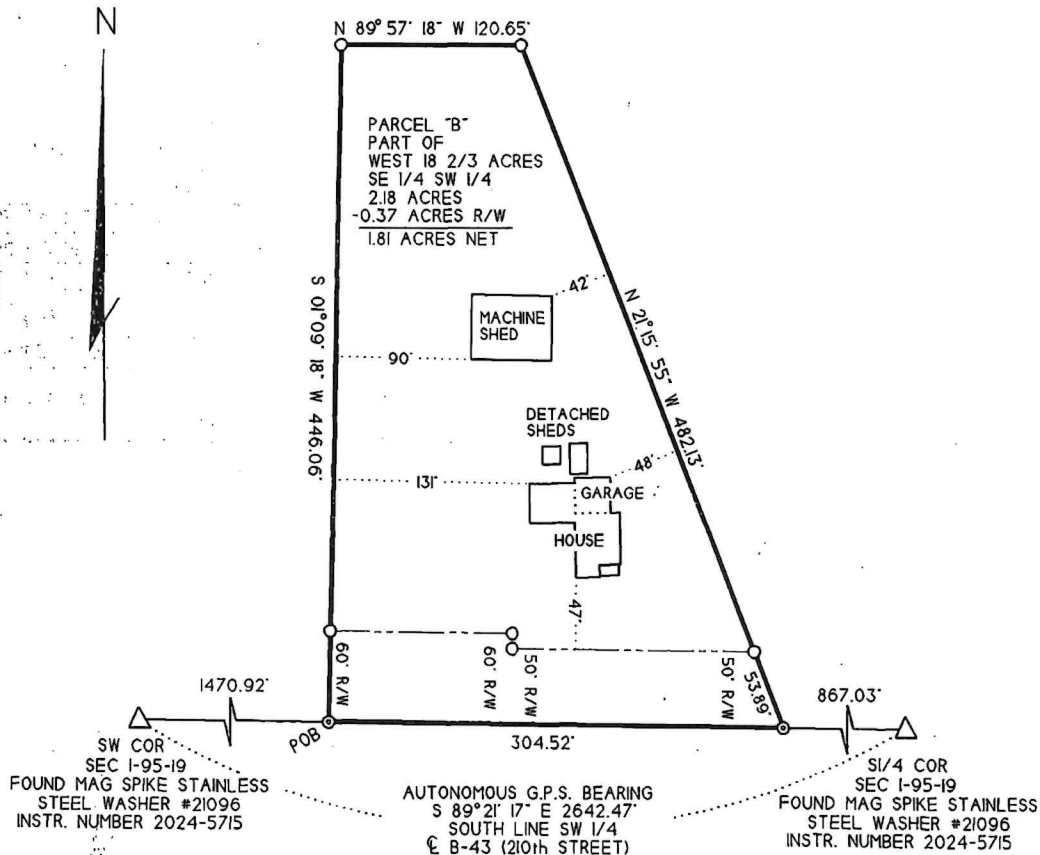
Date

Scott A. G. Bill

Owner's Signature

Owner's Signature

PLAT OF SURVEY		Instrument #: 2025-4572 09/05/2025 08:34:17 AM Total Pages: 1 ISUR SURVEY Recording Fee: \$ 7.00 AnnMarie Legler, Recorder, Cerro Gordo County IA
LOCATION	COUNTY: CERRO GORDO ALIQUOT PART SE 1/4 SW 1/4 SECTION 1 TOWNSHIP T95N RANGE R19W	
PROPRIETOR	SMITH AGRO CO	
REQUESTED BY	KEVIN SMITH	
SURVEYOR	KENNETH D. STARK	
SURVEY COMPANY	STARK SURVEYING	
PHONE NUMBER	641-423-7947	
RETURN TO:	STARK SURVEYING 1622 SOUTH TAFT AVENUE MASON CITY, IA. 50401	



\*\*\*\*\* DESCRIPTION \*\*\*\*\*

A PARCEL OF LAND DESIGNATED AS PARCEL "B", LOCATED IN PART OF THE WEST 1/4 ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1-T95N-R19W OF THE 5th P.M., CERRO GORDO COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER (SW COR) OF SAID SECTION 1: THENCE ON AN AUTONOMOUS G.P.S. BEARING S 89° 21' 17" E 1470.92 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 1 TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID SOUTH LINE S 89° 21' 17" E 304.52 FEET: THENCE N 21° 15' 55" W 482.13 FEET: THENCE N 89° 57' 18" W 120.65 FEET: THENCE S 01° 09' 18" W 446.06 FEET TO THE POINT OF BEGINNING. SAID PARCEL "B" CONTAINS 2.18 ACRES, INCLUDING 0.37 ACRES IN PUBLIC RIGHT-OF-WAY EASEMENT.



- △ - SECTION CORNER AS NOTED
- - SET 1/2" REBAR YPC 10898
- ⊙ - SET MAG NAIL
- YPC - YELLOW PLASTIC CAP
- POB - POINT OF BEGINNING



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KENNETH D. STARK DATE 09-05-25  
LICENSE NUMBER 10898  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL: 1



120130000100

120130000200

120130000300

300

120130000700

120130000500

120130000600

PAR A

120130000800

284

381

120

49.5

CH B43 210TH ST

49.5

120

52

121210000100

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Smith Agro Co

120130000100

Smith Agro Co

120130000200

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300

Smith Agro Co

120130000700

Smith Agro Co

120130000500

120130000600

West Driveway



120130000800

CH B43 210TH ST

120

49.5

East Driveway



49.5

120

121210000100

121210000200