



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254

(641) 421-3075

Tom Meyer, Zoning Administrator

plz@cgcounty.org

Michelle Rush, Assistant Zoning Administrator

cgcounty.org/planning

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## MINUTES

### CERRO GORDO COUNTY PLANNING & ZONING COMMISSION

**DATE:** February 6, 2025

Heidi Marquardt, Chair  
Jon Caspers, Vice Chairman  
Marilee Jones  
John Eighmey  
Scott Bultje

**CALL TO ORDER:** 4:00 p.m.

**MEMBERS PRESENT:** All

**MEMBERS ABSENT:** None

**PLACE:** Boardroom

**PUBLIC PRESENT:** Jeff Rooney, Jacquelyn Arthur

**STAFF PRESENT:** Michelle Rush, Assistant Zoning Administrator; Tom Meyer, Zoning Administrator; Chris Watts, County Supervisor

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#### **Jon & Carol Caspers – Change of Zone from A-1 to A-2 – Parcel B - Lt 4, Pleasant Valley Township**

This request is on Parcel B which contains 0.47 acres. The Caspers recently exchanged Parcel C for Parcel B from the Moeller's who own the hog facility immediately to the east at 11815 130<sup>th</sup> Street.

Parcel B is less than 10 acres in size. There are no structures on Parcel B. It is covered by grass and trees and will be used as part of Caspers building site.

Arthur stated Parcel B will square up Caspers building site and the Moeller's will still have access into Parcel C. The intended uses of the parcels will not be changed.

No correspondence was received. The request is in compliance with the Comprehensive Plan. It is an existing building site; no ag land will be taken out of production and there are no access issues.

***Motion by Bultje to recommend the zone change from A-1 to A-2 to the Board of Supervisors for approval with the condition that Parcel B is combined with the existing acreage. Second by Eighmey. Ayes: Eighmey, Marquardt, Bultje, Jones Abstain: Caspers***

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**Jeff & Anna Moellers Change of Zone from A-2 to A-1 – Parcel C - Lt 3, Pleasant Valley Township**

This request is on Parcel C which contains 0.47 acres. The Moeller's recently exchanged Parcel B for Parcel C from the Caspers who own the acreage immediately to the west at 11677 130<sup>th</sup> Street.

Parcel C is less than 10 acres in size but will be combined with the applicant's hog site which is zoned A-1. There are no structures on Parcel C and is currently in agricultural production. It may continue to be used as tillable ground or will be used as part of the Moeller's hog site operation.

No correspondence was received. The request is in compliance with the Comprehensive Plan. There are no access issues.

***Motion by Bultje to recommend the zone change from A-2 to A-1 to the Board of Supervisors for approval with the condition that Parcel C is combined with the hog facility site. Second by Eighmey. Ayes: Eighmey, Marquardt, Bultje, Jones Abstain: Caspers***

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**Jeff & Kara Rooney – Change of Zone from A-1 to A-2 – Section 25, Dougherty Township**

This request is on a 5.04-acre parcel just west of the Floyd County line. The parcel is an existing farmstead with an existing house and many farm structures. The survey shows several non-conformities with A-2 district setbacks.

The entire NE¼ of Section 25 is farmed continuously and is owned by Mr. Rooney.

Rooney stated he would like to section off the building site and sell the acreage.

No correspondence was received. The request is in compliance with the Comprehensive Plan. It is an existing building site; no ag land will be taken out of production and there are no access issues.

***Motion by Eighmey to recommend the zone change from A-1 to A-2 to the Board of Supervisors for approval with the non-conformities noted. Second by Jones. Ayes: All***

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141440000300

141440000400

Before Aerial

CH B65 130TH ST

166.8

152.5

14 R2

50.41

36.08

33.1

219

265

142320001300

3

121

431.5

865

142320001500

4

741

534

142320001400

600

2.

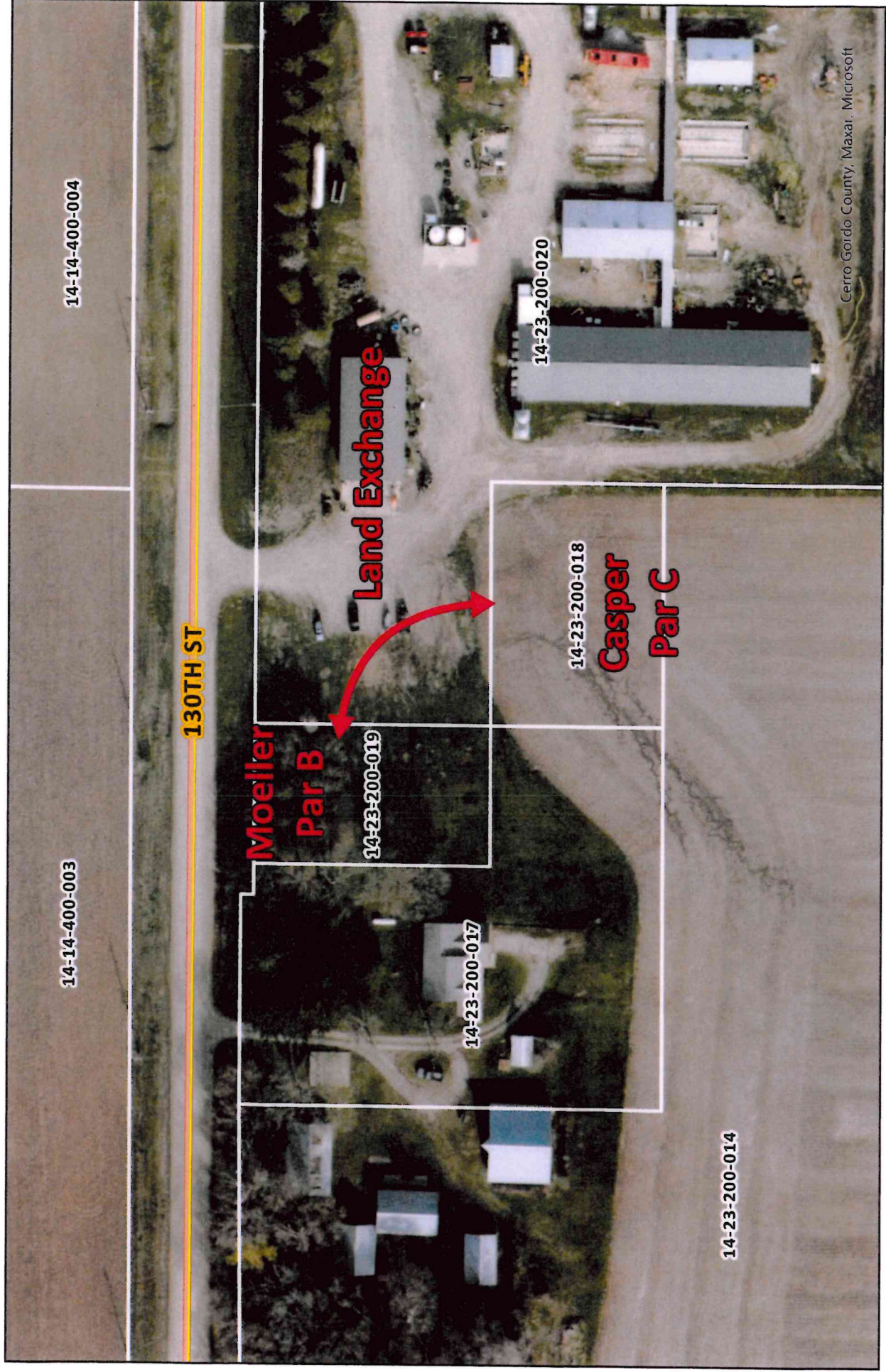
989.18

142320001600

576.18



# Moeller/Casper Land Exchange



# INDEX LEGEND

City/County: Cerro Gordo  
 Location: Lot 3 and Lot 4 of Pleasant Valley First Subdivision  
 Requestor: Jon Caspers  
 Proprietor: Jon D. Caspers & Carol J. Caspers (Lot 3)  
 Proprietor: Jeffrey A. Moellers & Anna Marie Moellers (Lot 4)  
 Surveyor and Return to: Daniel Hennessy  
 SEH Inc., 10 N Washington Ave, Suite 110  
 Mason City, IA 50401, Ph 641-424-6344

Instrument #: 2024-3902 B: 2024 P: 3902  
 08/21/2024 02:29:22 PM Total Pages: 2

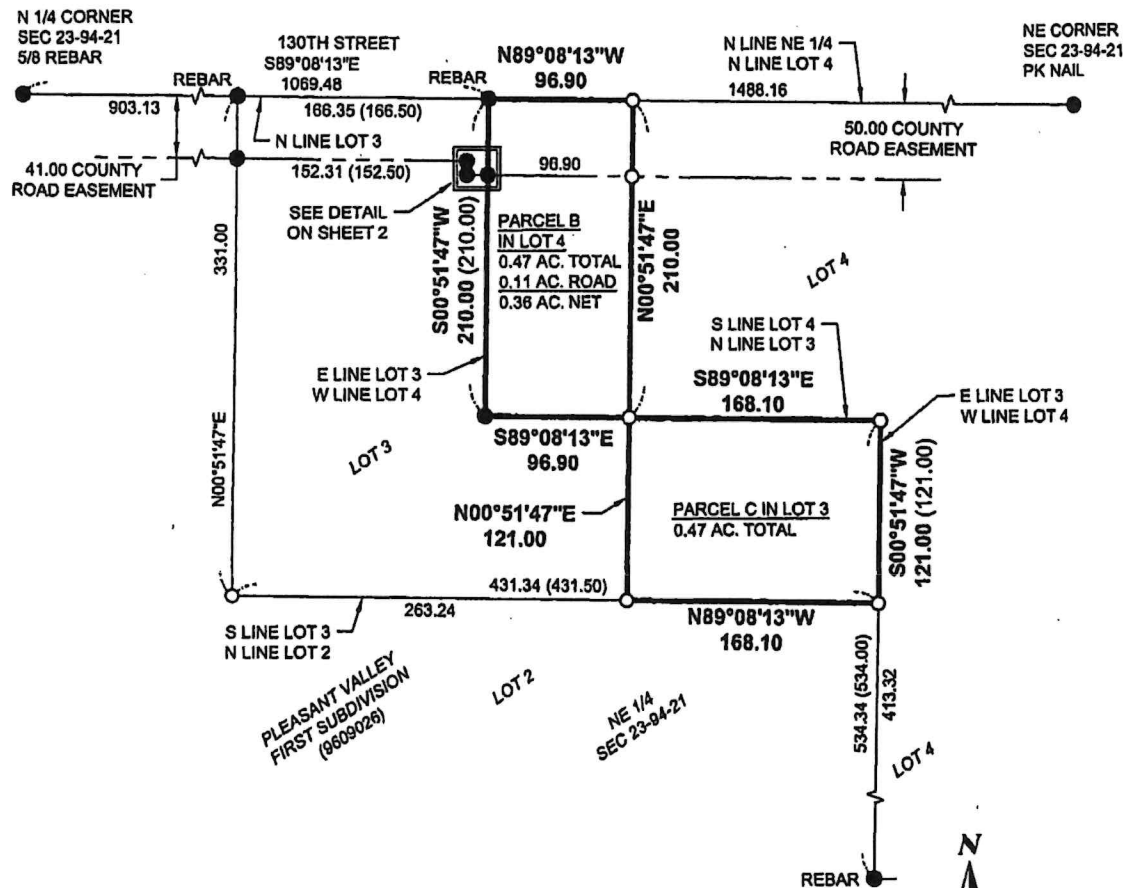
ISUR SURVEY

Recording Fee: \$ 12.00

AnnMarie Legier, Recorder, Cerro Gordo County IA



## PLAT OF SURVEY



THE NORTH LINE OF THE NE QUARTER IS ASSUMED TO HAVE A BEARING OF S89°08'13"E FOR THE PURPOSE OF THIS SURVEY.

DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

● FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP (YPC), STAMPED "PLS 11308", UNLESS NOTED.

○ SET 1/2" REBAR WITH A BLUE PLASTIC CAP (BPC) STAMPED "P28993".



SHEET 1 OF 2



PHONE: 641.424.6344  
 215 NORTH ADAMS AVENUE  
 MASON CITY, IA 50401-3119  
 www.sehinc.com

PROJECT NUMBER 180188

DATE SURVEYED 7/29/24

SURVEYED BY D. HENNESSY

CLIENT ALPHA CASPJ



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

FOR SEH

*Daniel Hennessy* 8/21/2024  
 DANIEL HENNESSY  
 LICENSE NUMBER P28993

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 SHEETS COVERED BY THIS SEAL: 2



162440000300

162440000400

120TH ST

33

33

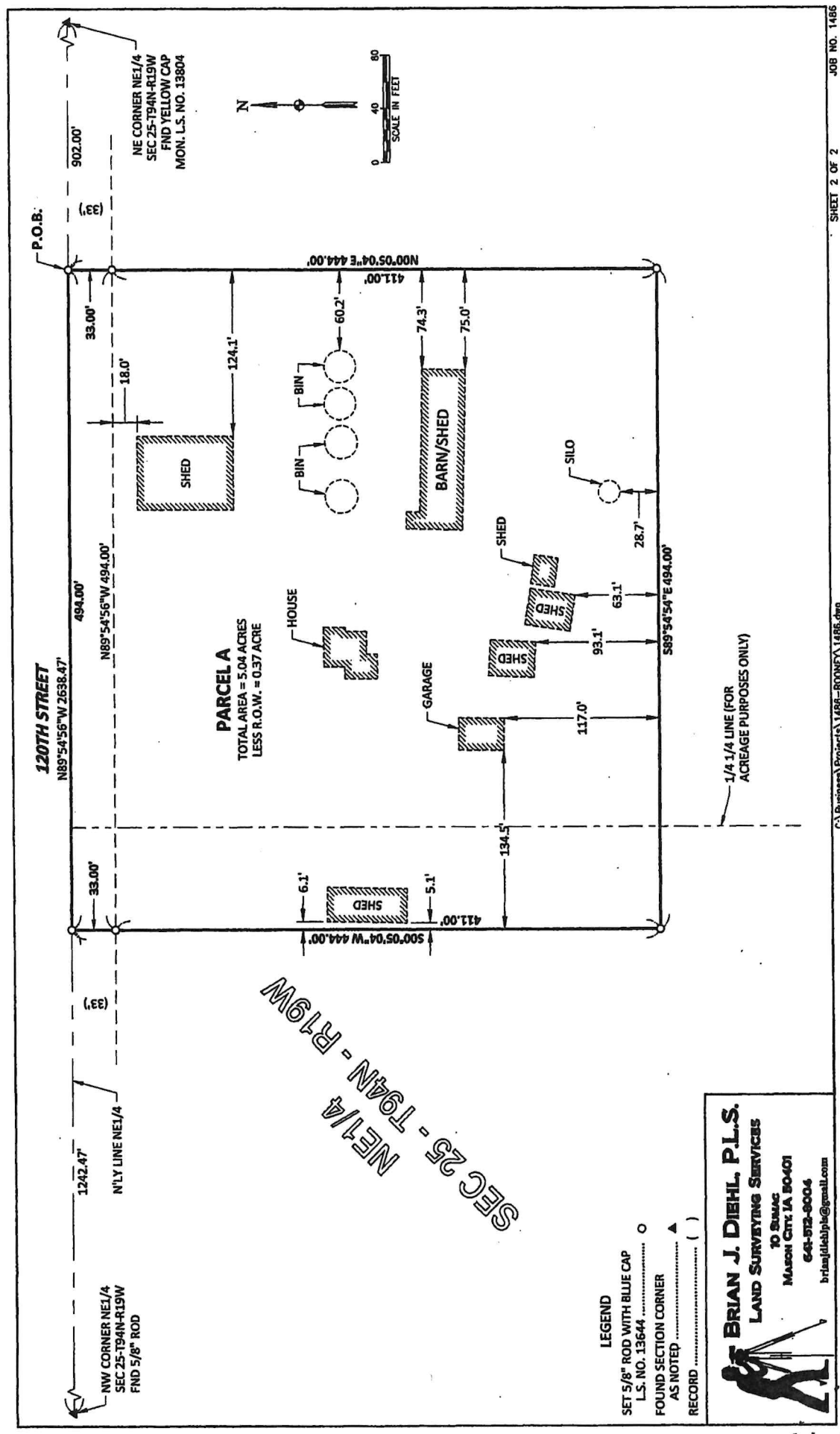
PARA

162520000600

162520000900

162520000700







# PUBLIC HEALTH

healthier together

**DATE:** February 11, 2025

**TO:** Cerro Gordo County Board of Supervisors

**CC:** Michelle Rush, Assistant Zoning Administrator Cerro Gordo County

**FROM:** Daniel Ries, Cerro Gordo County Department of Public Health

**SUBJECT:** Manure Management Plan for Christensen Farms (Site F-42)

This report is to make you aware of concerns regarding a Manure Management Plan Update received by this office from **Christensen Farms (Site F-42)** swine operation. This report is being submitted according to Resolution 2003-123 **A Resolution Adopting Policy for the Receipt, Review and Comment on Manure Management Plans Received by the Cerro Gordo County Board of Supervisors**. Within seven (7) days of receipt of the manure management plan the Environmental Health Service Manager shall review the Manure Management Plan and prepare a report to the Board of Supervisors detailing the issues to forward to the Iowa Department of Natural Resources.

The confinement unit is located at **11414 160<sup>th</sup> Street in Section 35 of Mount Vernon Township in Cerro Gordo County**. The operation houses 4,160 head of swine over fifty-five pounds. The hogs will produce 1,310,400 gallons of manure annually. The previous plan had six fields totaling 491.53 acres. The new full plan includes nine fields totaling 590.35 acres. The fields are in Sections 24, 28, 34, and 35 of Mount Vernon Township and Sections 12 and 14 of Pleasant Valley Township. My concerns are listed below:

- Beaverdam Creek and its flood plain intersect the manure application area in Section 12 of Pleasant Valley Township.
- West Branch Beaverdam Creek and a tributary border and cross the field in Section 14 of Pleasant Valley Township
- A grassy waterway cuts through the field in Section 24 of Mount Vernon Township.
- Cerro Gordo Conservation Prairie Land Trail is adjacent to the application area in Section 34 of Mount Vernon Township.
- The Walch Wildlife Area is about one mile, Zirbel Slough Wildlife Area is about 1½ miles, and Stille Wildlife Area is about one mile from the manure application area.
- The city of Swaledale is about one mile from the manure application area.
- The unincorporated village of Burchinal is about two miles from the manure application area.
- There is a discrepancy between the maps and the Year-by-Year Management Plan Summary related to the field in Section 27 of Mount Vernon Township.

If you have any questions regarding this information, feel free to contact this office at (641) 421-9338 or [dries@cghealth.com](mailto:dries@cghealth.com).



## **Proclamation for Slavery and Human Trafficking Prevention Month January 2025**

WHEREAS, the United States was founded upon the principle that all people are created with the inalienable right to freedom, and added the 13<sup>th</sup> Amendment to the Constitution making slavery illegal; and

WHEREAS, slavery within the United States today is most often found in the form of forced labor and sex trafficking, which weakens our social fabric, increases violence and organized crime, and debases our humanity; and

WHEREAS, this heinous crime is found within our own community; and

WHEREAS, the Iowa Network Against Human Trafficking and Slavery has been working since 2005 to abolish all forms of human trafficking through education, prevention, volunteerism, advocacy, and collaboration; and

WHEREAS, even though awareness of this crime is growing, human trafficking continues to go unreported due to its isolating nature, the misunderstanding of its definition, and the lack of awareness about its indicators; and

WHEREAS, increased community education on how to identify victims of human trafficking along with increased knowledge of local resources and services for those affected by these criminal actions can help restore freedom and dignity to identified survivors, as well as help diminish the number of future victims; and.

WHEREAS, every business, community organization, faith community, family and individual can make a difference by choosing products that are not made by forced labor; by working to protect our young people from sexual exploitation; by addressing the problem of internet trafficking and pornography; and by becoming more aware of the problem and possible solutions; and

NOW, THEREFORE, THE CERRO GORDO COUNTY BOARD OF SUPERVISORS HEREBY PROCLAIM THE MONTH OF JANUARY 2025 AS SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH AND ENCOURAGE ALL OF OUR CITIZENS TO BECOME MORE INFORMED ON THIS GROWING PROBLEM, TO BE VIGILANT AND REPORT SUSPICIOUS ACTIVITY, AND TO WORK TOWARDS SOLUTIONS TO END TRAFFICKING IN ALL ITS FORMS IN OUR COMMUNITY. IF YOU SEE SOMETHING THAT DOESN'T LOOK RIGHT, TAKE ACTION, AND CALL THE NATIONAL HUMAN TRAFFICKING HOTLINE AT 888-373-7888. FOR MORE INFORMATION AND RESOURCES ABOUT TRAFFICKING IN IOWA, GO THE NETWORK AGAINST HUMAN TRAFFICKING AND SLAVERY WEBSITE AT [WWW.IOWANAHT.ORG](http://WWW.IOWANAHT.ORG).

Signed this 18th day of February, 2025.

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Chris Watts, Chairman  
Cerro Gordo County Board of Supervisors