PLANNING AND ZONING
Cerro Gordo County Courthouse
220 N Washington Ave, Mason City, IA 50401 (641) 421-3075
Tom Meyer, Zoning Administrator plz@cerrogordo.gov
Michelle Rush, Assistant Zoning Administrator
Brittney Friederich, Assistant Zoning Administrator

Planning & Zoning Commission
Stricker Change of Zone Staff Report
Meeting – November 5, 2026
4:00 PM

Applicant: Marlen & Nancy Stricker

Existing Zoning: A-1 Agricultural District

Location: 22831 Jonquil Ave, Clear Lake, Iowa

Request: Rezone 4.73-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel B consists of approximately 4.73 acres and includes the existing residential building site at 22831 Jonquil Avenue. The proposed parcel has frontage and existing access along Jonquil Avenue.

Proposed Parcel B contains an existing dwelling and detached shed located on the northern portion of the parcel. The existing farm buildings and dwelling to the south will remain with the surrounding farmland. The northern dwelling complies with all applicable setback requirements of the A-2 Agricultural District, but the detached shed located approximately 4.7 feet from the south side lot line does not. The A-2 Agricultural District requires a minimum side yard setback of 25 feet. However, the structures were constructed for agricultural purposes and were considered exempt from county zoning requirements under state law at the time of construction. As a result, the existing setback is considered a lawful nonconforming condition. Additionally, proposed parcel B includes approximately 3.11 acres of farmland to the north, which the prospective buyer intends to continue farming.

The proposed division will not create access issues for the remaining agricultural land. Existing field access from Jonquil Avenue is available south of proposed Parcel B, providing independent access to the remaining farm ground.

The rezoning and proposed parcel division are generally consistent with the County Comprehensive Plan. The proposal separates an existing residential building site from the larger agricultural tract while allowing the remaining farmland to continue in agricultural production. No additional farmland is proposed to be converted to residential use, and the division will not adversely affect access to or the continued agricultural use of the remaining farm ground.

RECOMMENDATION:

Staff recommends that the rezoning request for proposed Parcel B from **A-1 Agricultural District** to **A-2 Agricultural District** be forwarded to the Board of Supervisors with a recommendation for approval.

EXHIBITS:

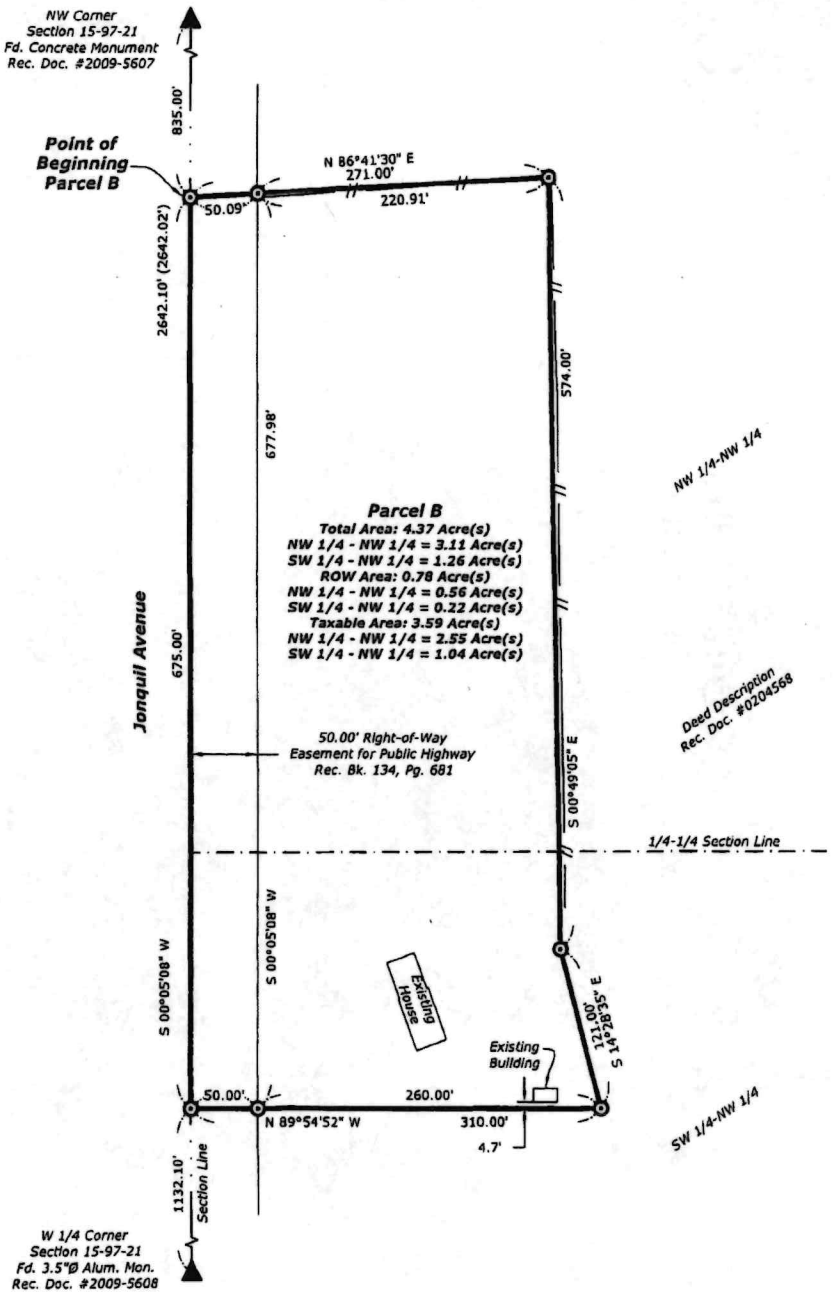
- Exhibit 1: Aerial photograph of property
- Exhibit 2: Change of Zone Application dated September 24, 2026
- Exhibit 2: Plat of Survey
- Exhibit 4: Parcel Highlight

Exhibit 1



Plat of Survey

Parcel B in the W 1/2 - NW 1/4 of Section 15 - T97N - R21W, Cerro Gordo County, Iowa.



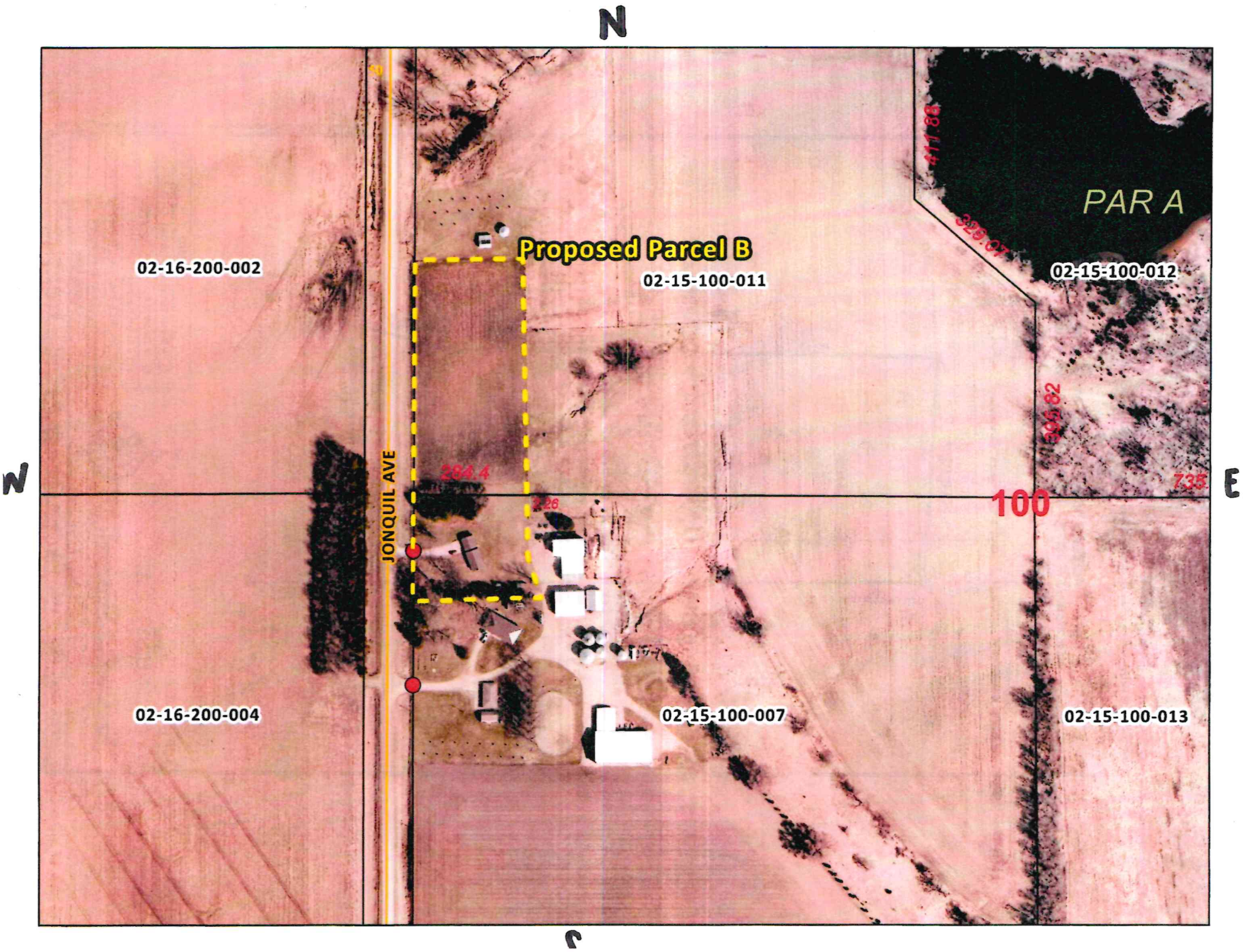
Notes:
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

50' 0 50' 100' 200'

Scale - 1 inch = 100 ft.

LEGEND
▲ = Section Corner (Found or Set)
⊙ = Set 5/8"Ø Rebar w/YPC PLS 22468
(0.00') = Record Dimension
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap
——— = Survey Boundary Line
—— // —— = Existing Fence

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N
W
E
S
Proposed Parcel B
02-16-200-002
02-15-100-011
02-15-100-012
02-16-200-004
02-15-100-007
02-15-100-013
JONQUIL AVE
PAR A
411.88
329.07
505.82
735
284.4
226
100

PLANNING AND ZONING
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Tom Meyer, Zoning Administrator plz@cerrogordo.gov
Michelle Rush, Assistant Zoning Administrator
Brittney Friederich, Assistant Zoning Administrator

Planning & Zoning Commission
Matson 21600 Heather Ave Change of Zone Staff Report
Meeting – November 5, 2026
4:00 PM

Applicant: Jon & Linda Matson

Existing Zoning: A-1 Agricultural District

Location: 21600 Heather Ave, Clear Lake, Iowa

Request: Rezone 3.31-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel A consists of approximately 3.31 acres and includes the existing residential building site at 21600 Heather Avenue. The proposed parcel has frontage and existing access along Heather Avenue.

Proposed Parcel A contains an existing dwelling, detached garage, and shed. The dwelling, detached garage, and shed meet all the setback requirements for the A-2 District. The existing parcel was split out in 1982 and was less than 1 acre, not meeting either requirement for A-1 or A-2 District.

The proposed division will not create access issues for the remaining agricultural land. There is an Easement for the driveway to access the existing farmland and buildings. There is also existing field access from Heather Avenue available south of proposed Parcel A, providing independent access to the remaining farm ground.

The rezoning and proposed parcel division are generally consistent with the County Comprehensive Plan. The proposal separates an existing residential building site from the larger agricultural tract while allowing the remaining farmland to continue in agricultural production. No additional farmland is proposed to be converted to residential use, and the division will not adversely affect access to or the continued agricultural use of the remaining farm ground.

RECOMMENDATION:

Staff recommends that the rezoning request for proposed Parcel A from **A-1 Agricultural District** to **A-2 Agricultural District** be forwarded to the Board of Supervisors with a recommendation for approval.

EXHIBITS:

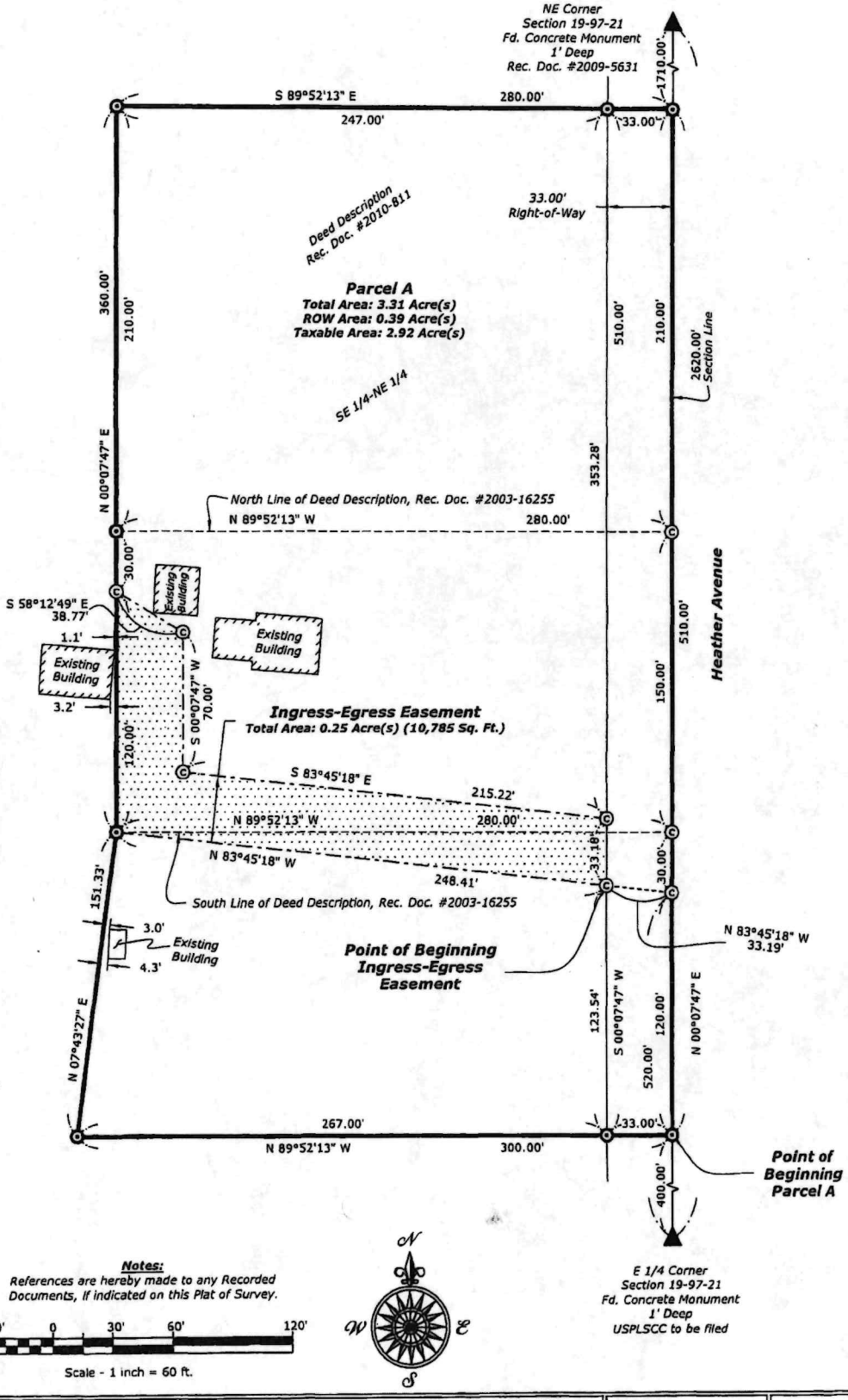
- Exhibit 1: Aerial photograph of property
- Exhibit 2: Change of Zone Application dated October 5, 2026
- Exhibit 2: Plat of Survey
- Exhibit 4: Parcel Highlight

Exhibit 1



Plat of Survey

Parcel A in the SE 1/4 - NE 1/4 of Section 19 - T97N - R21W, Cerro Gordo County, Iowa.

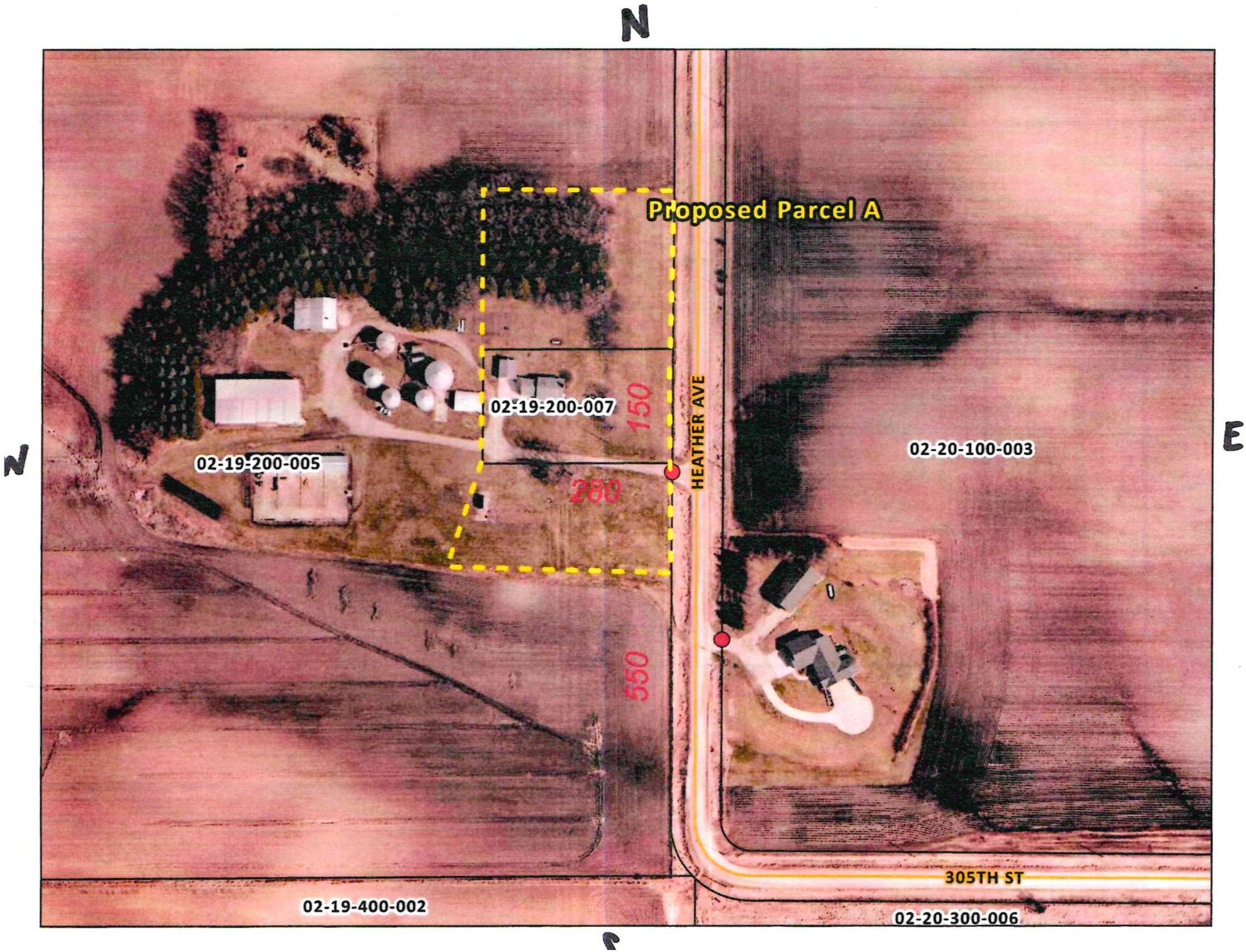


Notes:
References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

30' 0 30' 60' 120'

Scale - 1 inch = 60 ft.

File: P:_Projects - CLO\County Control Systems\CERRO GORDO\CG-2\CG-2-2026.dwg, 10/8/2026 12:58:13 PM


N
Proposed Parcel A
02-19-200-007
150
280
02-19-200-005
HEATHER AVE
02-20-100-003
550
305TH ST
02-19-400-002
02-20-300-006
N
E
S

PLANNING AND ZONING
Cerro Gordo County Courthouse
220 N Washington Ave, Mason City, IA 50401 (641) 421-3075
Tom Meyer, Zoning Administrator plz@cerrogordo.gov
Michelle Rush, Assistant Zoning Administrator
Brittney Friederich, Assistant Zoning Administrator

Planning & Zoning Commission
Matson 21557 Heather Ave Change of Zone Staff Report
Meeting – November 5, 2026
4:00 PM

Applicant: Jon & Linda Matson

Existing Zoning: A-1 Agricultural District

Location: 21557 Heather Ave, Clear Lake, Iowa

Request: Rezone 3.29-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel A consists of approximately 3.29 acres and includes the existing residential building site at 21557 Heather Avenue. The proposed parcel has frontage and existing access along Heather Avenue.

Proposed Parcel A contains an existing dwelling and detached garage. The dwelling and detached garage meet all the setback requirements for the A-2 District.

The proposed division will not create access issues for the remaining agricultural land. Existing field access from Heather Avenue is available north of proposed Parcel A and existing field access from 305th street is available, providing independent access to the remaining farm ground.

The rezoning and proposed parcel division are generally consistent with the County Comprehensive Plan. The proposal separates an existing residential building site from the larger agricultural tract while allowing the remaining farmland to continue in agricultural production. No additional farmland is proposed to be converted to residential use, and the division will not adversely affect access to or the continued agricultural use of the remaining farm ground.

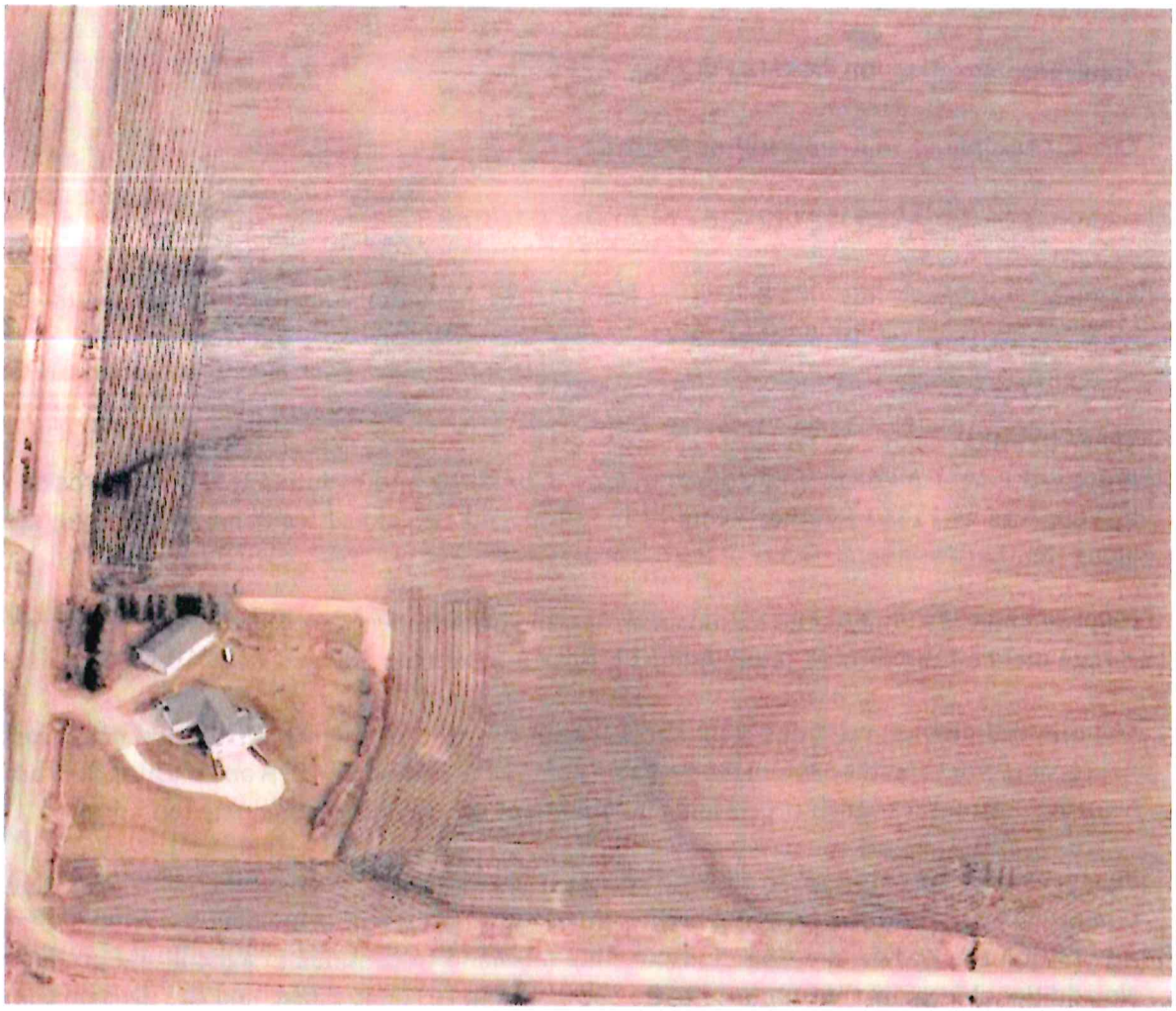
RECOMMENDATION:

Staff recommends that the rezoning request for proposed Parcel A from **A-1 Agricultural District** to **A-2 Agricultural District** be forwarded to the Board of Supervisors with a recommendation for approval.

EXHIBITS:

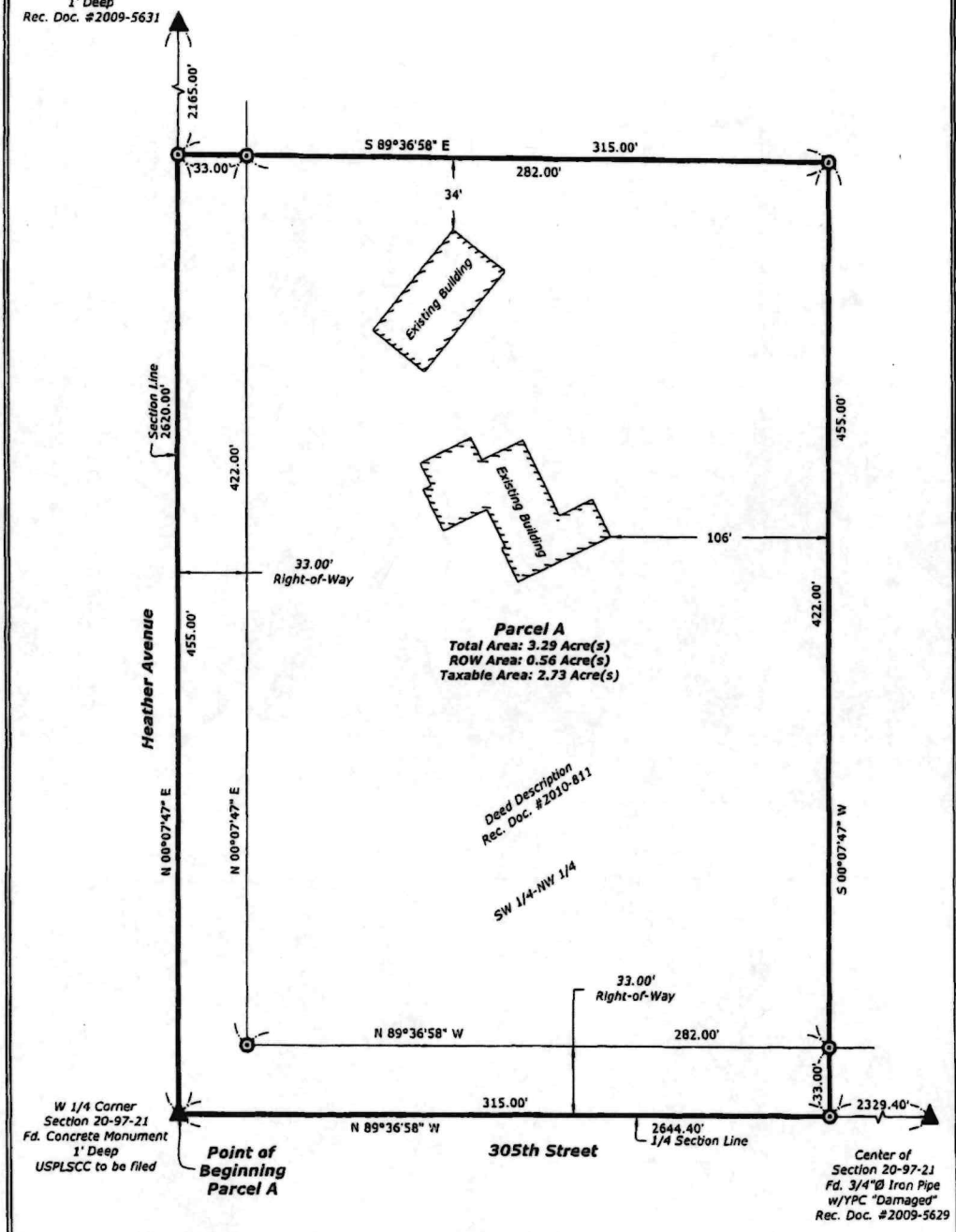
- Exhibit 1: Aerial photograph of property
- Exhibit 2: Change of Zone Application dated October 5, 2026
- Exhibit 2: Plat of Survey
- Exhibit 4: Parcel Highlight

Exhibit 1



Plat of Survey

Parcel A in the SW 1/4 - NW 1/4 of Section 20 - T97N - R21W, Cerro Gordo County, Iowa.



Notes:

References are hereby made to any Recorded Documents, if indicated on this Plat of Survey.

30' 0 30' 60' 120'

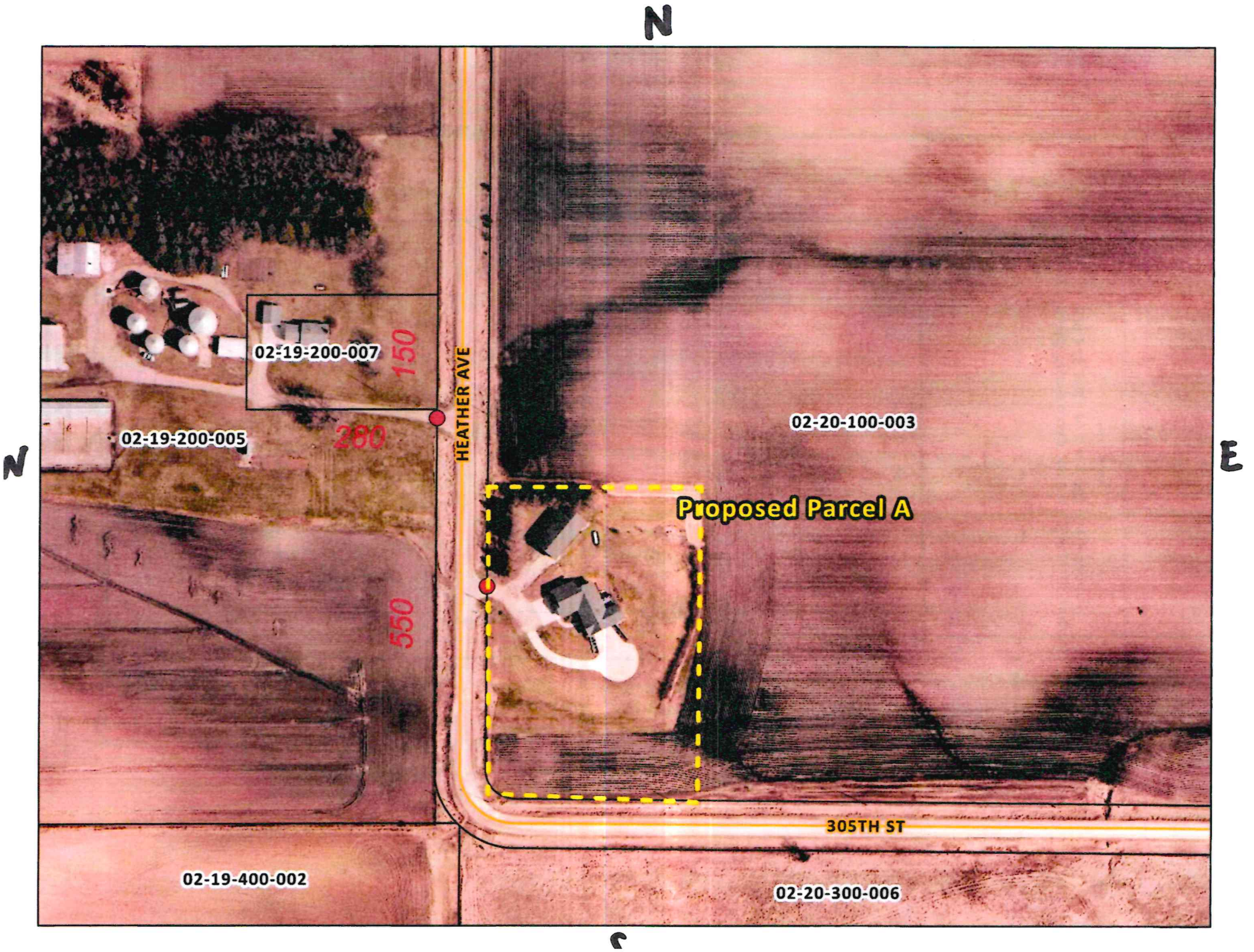
Scale - 1 inch = 60 ft.

N W E S

LEGEND

▲	= Section Corner (Found or Set)
⊙	= Set 5/8"Ø Rebar w/YPC PLS 22468
(0.00')	= Record Dimension
RPC,YPC,OPC,BPC	= Red, Yellow, Orange, Blue Plastic Cap
———	= Survey Boundary Line

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N
N
E
S
02-19-200-007
150
280
02-19-200-005
550
HEATHER AVE
02-20-100-003
Proposed Parcel A
305TH ST
02-19-400-002
02-20-300-006

Resolution No. 2026-75

RESOLUTION FOR ESTABLISHING SPEED LIMITS

WHEREAS, the Board of Supervisors is empowered under authority of the Iowa Code Sections 321.255 and 321.285 of the Code of Iowa, to determine upon the basis of an engineering and traffic investigation, that the speed limit of any secondary road is greater than is reasonable and proper under the conditions existing, and may determine and declare a reasonable and proper speed limit, and

WHEREAS, such an investigation has been requested and has been completed by the Cerro Gordo County Engineer.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CERRO GORDO COUNTY that the speed limit be established and appropriate signs be erected at the locations described as follows:

45 mph speed limit on 300th Court from US 65 (Orchid Ave.) Right-of-Way West to the 300th Court Dead End. This will be for both Lanes of 300th Court.

Resolution adopted this 16th day of November, 2026

AYES: Callanan, Ginapp, Watts

NAYS: None

ABSENT/NOT VOTING: None

_____

Casey M. Callanan, Chairperson

Board of Supervisors

ATTEST:

_____

Bob Peshak

Deputy Auditor

Resolution No. 2026-76

RESOLUTION FOR ESTABLISHING SPEED LIMITS

WHEREAS, the Board of Supervisors is empowered under authority of the Iowa Code Sections 321.255 and 321.285 of the Code of Iowa, to determine upon the basis of an engineering and traffic investigation, that the speed limit of any secondary road is greater than is reasonable and proper under the conditions existing, and may determine and declare a reasonable and proper speed limit, and

WHEREAS, such an investigation has been requested and has been completed by the Cerro Gordo County Engineer.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CERRO GORDO COUNTY that the speed limit be established and appropriate signs be erected at the location described as follows:

45 mph speed limit on S56 (Thrush Ave.) from Mason City limits South to the intersection of S56 (Thrush Ave.) and 240th Street. This will be for both the Northbound and Southbound lanes.

Resolution adopted this 16th day of November, 2026

AYES: Callanan, Ginapp, Watts

NAYS: None

ABSENT/NOT VOTING: None

_____

Casey M. Callanan, Chairperson

Board of Supervisors

ATTEST:

_____

Bob Peshak

Deputy Auditor

Cerro Gordo County Treasurer
Cerro Gordo County Courthouse
220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3033
Nikki Fessler, Treasurer FAX (641) 421-3089
CGTreas@cgcounty.org
nfessler@cgcounty.org

November 13, 2026

To: Board of Supervisors

Re: Abatement

Motion to abate taxes on a Mobile home at 1400 7th Ave N Lot 16, Clear Lake, Iowa with a VIN of 1A9T3BG29JN992235 in the amount of $64.00. Mobile home was moved out of park in August 2026.

Nikki Fessler

Cerro Gordo County Treasurer
Cerro Gordo County Courthouse
220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3033
Nikki Fessler, Treasurer FAX (641) 421-3089
CGTreas@cgcounty.org
nfessler@cgcounty.org

November 13, 2026

To: Board of Supervisors

Re: Abatement

Motion to abate taxes on a Mobile home at Quincy Terrace Lot 20, Mason City, Iowa with a VIN of 33851 in the amount of $592.00. An Affidavit-Removal or Transfer of Title of Valueless Mobile Home was filed in the Treasurer's office on 11/4/2026.

Nikki Fessler