

Zoning Commission, Worth County, IA
1000 Central Ave
Northwood, IA 50459

March 8, 2022

Dear Worth County, Iowa Landowner:

This letter is to inform you of the intent by the Zoning Commission to recommend that the County Board of Supervisors extend the current Zoning Ordinance to apply to the unincorporated areas of all the townships in the county, versus just the three townships currently under zoning (Hartland, Brookfield, and Danville).

The proposed zoning plan is to assign the zone designation of Agriculture (A-1) to all lands that will be encompassed by this action, with exception of the parcels identified in the Enclosure which would be assigned the zones as listed. A copy of the current Zoning Ordinance with descriptions of Zone requirements can be found on the Planning and Zoning page of the County Website or viewed at the Auditors office at the Courthouse. Note that Iowa Law (code 335) provides an exemption from zoning or permitting requirements to farm structures. This extends *"...to land, farmhouses, farm barns, farm outbuildings, or other buildings or structures that are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used."*

A public hearing will be held by the Zoning Commission at 7:00 PM on March 29, 2022, at the Kensett Community Center located at 300 Willow Street in Kensett, IA to hear comments on these proposed zone assignments. Written comments on these proposed zone assignments may also be dropped off at the Auditors office, Attention Zoning Commission, not later than 4:00 PM, March 28, 2022.

After consideration of public comments, the Zoning Commission will finalize their recommendations and submit them to the County Supervisors for their consideration and possible action.

Please review the enclosure for zone assignments on parcels of land that may be owned by you and familiarize yourself with the details of the zone requirements. Existing use and structures may continue as they are, even if non-compliant with the zone assignment provided that such non-conforming use is not expanded. If you believe the planned zone assignment is not accurate on your land or wish to petition for a different zone assignment to your land, please ensure that you either provide written comment with rationale and/or present your petition at the public hearing scheduled for March 29, 2022.

If the Board of Supervisors approve the recommendations by the Zoning Commission, any future zone changes will require written application, a zone change fee as published by the county, and a public hearing after notification of neighbors. That public hearing would be held by the Zoning Commission to consider such petition to change zoning and their recommendations forwarded to the Board of Supervisors, per guidance in the Worth County Zoning Ordinance. It is therefore to your benefit to ensure that zoning assignments being considered at this time accurately reflect current and foreseeable use of the land.

Zone assignments will have no impact on tax assessments, which is governed by the County Assessors office based on primary use of the parcel.

Signed

Zoning Commission, Worth County, IA

Enclosure: Proposed Zone Assignments

House #	Address	Parcel #		Deedholder	Zone
		03-29-300-001	GROVE	3 H ACCOUNT, LLC	Industrial- Heavy
		03-29-300-003	GROVE	3 H ACCOUNT, LLC	Industrial- Heavy
		03-29-300-004	GROVE	3 H ACCOUNT, LLC	Industrial- Heavy
	ORCHID AVE	07-09-100-003	KENSETT	AG VANTAGE FS, INC.	Industrial- Light
1873	HWY 9	11-25-200-012	LINCOLN	ASMUS, HARLAN & AMY	Industrial- Light
1873	HWY 9	11-25-200-013	LINCOLN	ASMUS, HARLAN & AMY	Industrial- Light
		09-25-300-002	FERTILE	BMC AGGREGATES LC	Industrial- Heavy
		09-25-300-005	FERTILE	BMC AGGREGATES LC	Industrial- Heavy
		09-36-100-001	FERTILE	BMC AGGREGATES LC	Industrial- Heavy
		09-36-100-002	FERTILE	BMC AGGREGATES LC	Industrial- Heavy
		09-36-100-003	FERTILE	BMC AGGREGATES LC	Industrial- Heavy
		09-36-100-004	FERTILE	BMC AGGREGATES LC	Industrial- Heavy
3446	FIR AVE	09-36-300-003	FERTILE	BMC AGGREGATES LC	Industrial- Heavy
1343	HWY 105	03-31-100-009	GROVE	CEMSTONE CONCRETE MATERIALS LLC	Industrial- Heavy
3953	WARBLER AVE	12-03-200-007	UNION	CHARLSON, TIMOTHY W & TAMMY L	Industrial- Light
4601	APPLE AVE	01-31-300-004	SILVER LAKE	CREWS, ROGER & KAREN	Industrial- Heavy
3996	RAVEN AVE	11-02-200-005	LINCOLN	DEIDRICH, BRANDON T	Industrial- Light
		07-09-200-010	KENSETT	FALKSTONE LLC	Industrial- Heavy
		07-09-400-002	KENSETT	FALKSTONE LLC	Industrial- Heavy
3979	WARBLER AVE	12-03-200-003	UNION	GRAFTON ECONOMICS DEV CORP	Industrial- Light
526	470TH ST	01-26-300-002	SILVER LAKE	HAPPY TIMES RESORT LLC	Commercial - Recreation
1576	380TH ST	11-09-400-025	LINCOLN	MANLY LOGISTICS PARK LLC	Industrial- Light
1391	490TH ST	03-20-300-001	GROVE	NORTHWOOD COUNTRY CLUB	Commercial - Recreation
1391	490TH ST	03-19-200-008	GROVE	NORTHWOOD GOLF CLUB	Commercial - Recreation
1391	490TH ST	03-19-200-901	GROVE	NORTHWOOD GOLF CLUB	Commercial - Recreation

		07-10-400-004	KENSETT	OLSON, NADIENE C. TRUSTEE & R. EMIL, TRUSTEE	Industrial- Heavy
		07-10-400-005	KENSETT	OLSON, NADIENE C. TRUSTEE & R. EMIL, TRUSTEE	Industrial- Heavy
1698	440TH ST	07-10-400-007	KENSETT	OLSON, NADIENE C. TRUSTEE & R. EMIL, TRUSTEE	Industrial- Heavy
3638	FIR AVE	09-24-100-006	FERTILE	POET BIOREFINING-HANLONTOWN LLC	Industrial- Heavy
		09-24-300-002	FERTILE	POET BIOREFINING-HANLONTOWN LLC	Industrial- Heavy
3638	FIR AVE	09-24-300-001	FERTILE	POET BIOREFINING-HANLONTOWN LLC	Industrial- Heavy
1343	HWY 105	03-31-100-006	GROVE	RANDALL TRANSIT MIX	Industrial- Heavy
1343	HWY 105	03-31-100-010	GROVE	RANDALL TRANSIT MIX CO.	Industrial- Heavy
4149	ORCHID AVE	07-28-200-007	KENSETT	TP MACHIN, LLC	Industrial- Heavy
4149	ORCHID AVE	07-28-401-001	KENSETT	TP MACHIN, LLC	Industrial- Heavy
		07-09-200-008	KENSETT	TRENHAILE & SONS INC.	Industrial- Heavy
1576	440TH ST	07-09-400-004	KENSETT	TRENHAILE & SONS INC.	Industrial- Heavy
		07-09-400-003	KENSETT	TRENHAILE & SONS, INC.	Industrial- Heavy
		07-09-400-005	KENSETT	TRENHAILE & SONS, INC.	Industrial- Heavy