

Ret - Boone Co Auditor
**BOARD OF SUPERVISOR
 BOONE COUNTY, IOWA**

Recorder Use Only



Document 143218

Book 2014 Page 3218 Type 04 099 Pages 4
 Date 9/10/2014 Time 3:09 PM
 Rec Amt \$.00

VERONICA A RARDIN, COUNTY RECORDER
 BOONE IOWA

ORDINANCE NO. 128

ORDINANCE AMENDING THE OFFICIAL BOONE COUNTY ZONING MAP

PIN 088325063100003 DESCRIBED AS Parcel B in N ½ SW ¼ of Section 6, Township 83 North, Range 25 West of the 5th P.M., Colfax Township, Boone County, Iowa.

A part of the North Half of the SW Fractional Quarter of Section 6, Township 83 North, Range 25 West of the 5th P.M., Boone County, Iowa, being more particularly described as follows: Commencing at the SW Corner of the NW Fractional Quarter of the SW Fractional Quarter of said Section 6; thence N89°56'04"E, 50.00 feet along the South line of said North Half of the SW Fractional Quarter to the East right of way line of Iowa Highway #17 and the point of beginning; thence N00°04'20"W, 977.68 feet along said line; thence N89°56'04"E, 2567.56 feet to the East line of the SW Fractional Quarter of said Section 6; thence S02°50'43"W, 978.94 feet along said line to the SE Corner of the NE Quarter of the SW Fractional Quarter of said Section 6; thence S89°56'04"W, 2517.74 feet to the point of beginning, containing 57.07 acres.

WHEREAS, Stanley Redeker applied for the rezoning of 57.07 acres, more or less, of high CSR rated land located approximately two miles west of the City of Boone. The site is located in Colfax Township, County of Boone. Rezoning from A-1 (Agricultural Conservation District) to C-1 (General Commercial) is necessary in order to accommodate the construction of a commercial retail-warehouse building with parking lots. See Exhibit A.

WHEREAS, at certain times it is necessary to clarify or change the language of the Zoning Ordinance in order to make regulations more proficient in addressing issues of growth and desires of the citizens. It is also necessary to clarify the ordinance to make it organized and easier to understand.

WHEREAS, the Zoning Commission held a public hearing on **Monday, July 28, 2014** in accordance with Iowa Code and has forwarded a Final Report to the Boone County Board of Supervisors recommending approval of Stanley Redeker's petition to rezone 57.07 acres, more or less, from A-1 Agricultural Conservation district to C-1 General Commercial District to accommodate the construction of a commercial retail-warehouse building with parking lots.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BOONE COUNTY, IOWA AS FOLLOWS:

SECTION ONE: That Boone County shall, and it does hereby, approve an amendment to the Official Zoning Map that the property (See Exhibit A) be rezoned from A-1 Agricultural Conservation District to A-2 Agriculture Business District

SECTION TWO: Approval with the following conditions:

That the property owner comply with the conditions set forth, if any, by the Iowa Department of Transportation regarding egress/ingress safety issues on Iowa Highway 17.

SECTION THREE: That this amendment shall be in full force and effect from and after its passage and approval in the manner provided by law.

ACTION UPON FIRST READING

DATE: August 27, 2014

Moved by: Foster

Seconded by: Hollingshead

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Steve Duffy	<input checked="" type="checkbox"/>	Chet Hollingshead	<input checked="" type="checkbox"/>	Tom Foster	<input checked="" type="checkbox"/>
-------------	-------------------------------------	-------------------	-------------------------------------	------------	-------------------------------------

ACTION UPON SECOND READING

DATE: September 3, 2014

Moved by: Hollingshead

Seconded by: Foster

Discussion: Approve second reading and waive third reading and adopt Ordinance.

AYES (A), NAYES (N), ABSENT (X):

Steve Duffy	<input checked="" type="checkbox"/>	Chet Hollingshead	<input checked="" type="checkbox"/>	Tom Foster	<input checked="" type="checkbox"/>
-------------	-------------------------------------	-------------------	-------------------------------------	------------	-------------------------------------

ACTION UPON FINAL READING

DATE: WAIVED

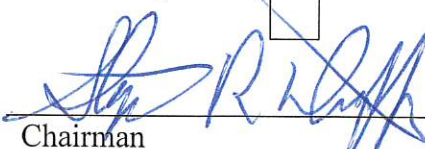
Moved by: _____

Seconded by: _____

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Steve Duffy	<input type="checkbox"/>	Chet Hollingshead	<input type="checkbox"/>	Tom Foster	<input type="checkbox"/>
-------------	--------------------------	-------------------	--------------------------	------------	--------------------------



 Chairman

Boone County Board of Supervisors

September 10, 2014
Date

Philippe E. Meier

September 10, 2014

Date

ATTEST:
Philippe E. Meier, County Auditor

I hereby agree to the conditions set forth above.

[Signature]
Applicant Signature

September 10, 2014

Date

