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ERIN CANFIELD, COUNTY RECORDER
BOONE IOWA

**BOARD OF SUPERVISORS
BOONE COUNTY, IOWA**

ORDINANCE NO. 155

Prepared by: Boone Co. Planning & Development, 201 State St, Boone, IA 50036 515-433-0550
Return to: Boone Co. Auditor's Office, 201 State St, Boone, IA 50036 515-433-0502

Ordinance amending the official Zoning Map and Comprehensive Plan of Boone County for Landus Cooperative from A-1 to A-2 on approximately 37.3 acres.

Legal Description: : East half (1/2) of Southeast quarter(1/4) of Section thirty (30), Township eighty-four (84) North, Range twenty-five(25), West of the 5th P.M., Boone County, Iowa, lying Northerly of the Union Pacific Railroad Company (formerly the Chicago & Northwestern Railway Company), except East 636.5 feet of that part of Southeast quarter (1/4) of Southeast quarter (1/4) of said Section thirty (30), lying South of tract described on Plat of Survey recorded in Plat Book 14, Page 157, also Except that part of Southeast quarter (1/4) of Southeast quarter (1/4) of said Section thirty (30), as shown on Plat of Survey recorded in Plat Book 7, Page 69, also except that part of Southeast quarter (1/4) of Southeast quarter (1/4) of said Section Thirty (30), as shown on Plat of Survey recorded in Plat Book 14, Page 156; also except Parcel A thereof, as shown on Corrected Plat of Survey recorded in Plat Book 31, Page 267, in the office of the Recorder of Boone County, Iowa..

WHEREAS, in this case, Landus Cooperative initiated a petition to rezone the property described hereinabove from A-1 (Agricultural Conservation) to A-2 (Agricultural Business) to allow the development of an Agronomy Research facility and associated ammonia production and solar energy components.

WHEREAS, The Director of Planning and Development has forwarded a recommendation for approval from the Boone County Zoning Commission with no conditions.

WHEREAS, findings of facts show that the property is currently zoned agricultural and their existing facility to the South is zoned A-2, the change of zoning to A-2 will allow the development of the property for the proposed agronomy facility and associated solar energy and ammonia production.

WHEREAS, The Zoning Commission has held a public hearing in accordance with the Iowa Code. The Zoning Commission, with a unanimous vote, recommended approval of the petition by the Board of Supervisors with no conditions.

**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 for the property with parcel numbers 088425304100003, 088425304100005, 088425304400005 with the above legal description., in Boone County, Iowa.

And that it be rezoned from A-1 Agricultural to A-2 Agricultural Business.

SECTION TWO: Approval with the following conditions,
I. None

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: 5/10/2023

Moved by: Bryant

Seconded by: Zinnel

Discussion:

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

Shawn Bryant A Bill Zinnel

A Erich Kretzinger X

ACTION UPON SECOND READING

DATE: 5/17/2023

Moved by: Kretzinger

Seconded by: Bryant

Discussion: Waived 3rd Reading

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

Shawn Bryant A Bill Zinnel

A Erich Kretzinger A

ACTION UPON FINAL READING

DATE: Waived on 5/17/2023

Moved by: _____

Seconded by: _____

Discussion:

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

Shawn Bryant Bill Zinnel

Erich Kretzinger

5/17/23

Chairman
Boone County Board of Supervisors

Date

Diane R Patrick

5/17/23

Date

ATTEST:

Diane Patrick, County Auditor

