



Document 240710

Book 2024 Page 0710 Type 04 099 Pages 5  
Date 3/18/2024 Time 8:02 AM  
Rec Amt \$.00

ERIN CANFIELD, COUNTY RECORDER  
BOONE IOWA

**BOARD OF SUPERVISOR  
BOONE COUNTY, IOWA**

ORDINANCE NO. 160

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 the Future Land Use map of the Comprehensive Development Plan of Boone County for Paul Peters from A-1 to C-1 on approximately 5.0 acres.

Legal Description: Parcel I in West one-half (1/2) Southwest Fractional Quarter (1/4) in Section 31, Township 82 N, Range 25 W of the 5<sup>th</sup> P.M. Boone County, Iowa.

**WHEREAS**, in this case, Paul Peters initiated a petition to rezone the property described hereinabove from A-1 (Agricultural) to C-1 (Commercial) to accommodate the conversion of this vacant property to a multi-use development and future building sites.

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

**WHEREAS**, findings of facts show that the area is currently vacant agricultural land and surrounding properties are zoned Agricultural with the Exception of Dr. Peters adjoining commercial lots. The Comprehensive plan designates the area as future Rural Residential land use.

**WHEREAS**, The Zoning Commission has held a public hearing in accordance with the Iowa Code. The Zoning Commission reviewed the proposal for this parcel to be rezoned to Commercial and possibly future residential on the East half of the parcel as development dictates and 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 and Future Land Use map that the property with the legal description: Parcel I in West one-half (1/2) Southwest Fractional Quarter (1/4) in Section 31, Township 82 N, Range 25 W of the 5<sup>th</sup> P.M. Boone County, Iowa., AND that it be rezoned from A-1 Agricultural to C-1 Commercial.

**SECTION TWO:** Approval with the following conditions,  
1. 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:** 2/28/2024

Moved by: Zinnel

Seconded by: Bryant

Discussion:

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

Shawn Bryant	<input type="checkbox"/> A	Bill Zinnel	<input type="checkbox"/> A	Erich Kretzinger	<input type="checkbox"/> X
--------------	----------------------------	-------------	----------------------------	------------------	----------------------------

**ACTION UPON SECOND READING**

Moved by: Zinnel

Seconded by: Bryant

Discussion: Waived 3<sup>rd</sup> Reading

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

Shawn Bryant  A  Bill Zinnel

DATE: 3/6/2024

A  Erich Kretzinger  A

**ACTION UPON FINAL READING**

Moved by: Zinnel

Seconded by: Bryant

Discussion: Waived

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

Shawn Bryant  A  Bill Zinnel

DATE: 3/6/2024

A  Erich Kretzinger  A

Erich Kretzinger  
Chairman  
**Boone County Board of Supervisors**

3/6/24  
Date

Diane R Patrick

3/6/24  
Date

ATTEST:  
**Diane Patrick, County Auditor**

