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ERIN CANFIELD, COUNTY RECORDER  
BOONE IOWA

**BOARD OF SUPERVISOR  
BOONE COUNTY, IOWA**

ORDINANCE NO. 163

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 of Boone County for Casey's General Stores from A-1 to C-1 on approximately 3.69 acres.

Legal Description: Lot 1 in Courter Addition Plat 1 in the West 1/2 of Northwest 1/4 in Section 6, Township 83 N, Range 25 W of the 5th P.M., Boone County, Iowa.

**WHEREAS**, in this case, Erin Ollendike, Civil Design Advantage Engineers, representing Casey's General Stores initiated a petition to rezone the property described hereinabove from A-1 (Agricultural) to C-1 (Commercial) to accommodate the construction of a convenience store and gas station.

**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 the Redeker's Store to the south (C-1) and Ag-Reliant Genetics to the west (A-2). The Comprehensive plan designates the area as future Commercial / Industrial use.

**WHEREAS**, The Zoning Commission has held a public hearing in accordance with the Iowa Code. The Zoning Commission reviewed the proposal for this proposed parcel to be rezoned to Commercial 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 with the legal description: Lot 1 in Courter Addition Plat 1 in the West 1/2 of Northwest 1/4 in Section 6, Township 83 N, Range 25 W of the 5th 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:** 9/18/2024

Moved by: Zinnel

Seconded by: Bryant

Discussion:

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

Shawn Bryant

A

Bill Zinnel

A

Erich Kretzinger

A

**ACTION UPON SECOND READING**

**DATE:** 9/25/2024

Moved by: Bryant

Seconded by: Zinnel

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

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

Shawn Bryant  A Bill Zinnel

A Erich Kretzinger  A

**ACTION UPON FINAL READING**

**DATE:** 9/25/2024

Moved by: Bryant

Seconded by: Zinnel

Discussion: Waived

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

Shawn Bryant  A Bill Zinnel

A Erich Kretzinger  A

  
Chairman  
**Boone County Board of Supervisors**

9/30/24  
Date



9/30/24  
Date

ATTEST:  
**Diane Patrick, County Auditor**

