



Document 250501

Book 2025 Page 0501 Type 04 099 Pages 5
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Rec Amt \$.00

ERIN CANFIELD, COUNTY RECORDER
BOONE IOWA

**BOARD OF SUPERVISORS
BOONE COUNTY, IOWA**

ORDINANCE NO. 164

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 Spraytec from A-1 to A-2 on approximately 53.18 acres.

Legal Description: Parcel "A" of that certain Plat of Survey of a parcel of land in the N 1/2 of the SW 1/4 and the NW 1/4 of Section 6, Township 83 North, Range 25 West of the 5th P.M., Boone County, Iowa, recorded in Book 32, Pages 258-259, and scanned In Book 2011, Page 2413 of the Boone County, Iowa records, except for Lot 1 of Parcel A in W 1/2 of Section 6, Township 83 N, Range 25 W consisting of 3.89 acres commencing at the West Quarter corner of said Section 6; thence North 00*05'42" West along the West line of said Northwest fractional Quarter, 352.32 feet; thence North 89*54'18" East, 104.92 feet to the East Right of Way line of Iowa Highway 17 and the point of beginning; thence North 00*05'42" West long said East Right of Way line, 406 feet; thence North 89*54'18" East, 417.75 feet; Thence South 00*05'42" East, 406 feet; Thence South 89*54'18" West, 417.75 feet to the point of Beginning.

WHEREAS, in this case, Renato Firmento, Spraytec Inc. represented by Eric Cannon, Snyder and Associates, initiated a petition to rezone the property described hereinabove from A-1 (Agricultural) to A-2 (Agricultural Business) to allow for the development of an Agricultural fertilizer warehousing and sales building with associated farm crop test plots.

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 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. A previously approved land division was done for a proposed Casey's General Store on lot 1 of this parcel.

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 Agricultural Business 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: Parcel "A" of that certain Plat of Survey of a parcel of land in the N 1/2 of the SW 1/4 and the NW 1/4 of Section 6, Township 83 North, Range 25 West of the 5th P.M., Boone County, Iowa, recorded in Book 32, Pages 258-259, and scanned In Book 2011, Page 2413 of the Boone County, Iowa records, except for Lot 1 of Parcel A in W 1/2 of Section 6, Township 83 N, Range 25 W consisting of 3.89 acres commencing at the West Quarter corner of said Section 6; thence North 00*05'42" West along the West line of said Northwest fractional Quarter, 352.32 feet; thence North 89*54'18" East, 104.92 feet to the East Right of Way line of Iowa Highway 17 and the point of beginning; thence North 00*05'42" West long said East Right of Way line, 406 feet; thence North 89*54'18" East, 417.75 feet; Thence South 00*05'42" East, 406 feet; Thence South 89*54'18" West, 417.75 feet to the point of

Beginning, Iowa, AND that it be rezoned from A-1 Agricultural to A-2 Agricultural Business.

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: 2/12/2025

Moved by: Longhorn

Seconded by: Kretzinger

Discussion:

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

Shawn Bryant	<input type="checkbox"/>	Scott Longhorn	<input type="checkbox"/>	Erich Kretzinger	<input type="checkbox"/>
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ACTION UPON SECOND READING

DATE: 2/19/2025

Moved by: Longhorn

Seconded by: Kretzinger

Discussion: Waive 3rd Reading

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

Shawn Bryant	<input type="checkbox"/>	Scott Longhorn	<input type="checkbox"/>	Erich Kretzinger	<input type="checkbox"/>
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ACTION UPON FINAL READING

DATE: Waived on 2/19/2025

Moved by: _____

Seconded by: _____

Discussion:

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

Shawn Bryant	<input type="checkbox"/>	Scott Longhorn	<input type="checkbox"/>	Erich Kretzinger	<input type="checkbox"/>
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Se RB T
 Chairman
 Boone County Board of Supervisors

2/19/2025
Date

Diane R. Patrick

2/19/25
Date

ATTEST:
Diane Patrick, County Auditor



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Alison Farnwald, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Ogden Reporter, a newspaper printed and published in the City of Ogden, County of Boone, State of Iowa, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Feb. 5, 2025

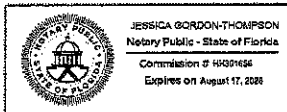
NOTICE ID: XW09kaUN9DKS6LDIVLKR
NOTICE NAME: Boone Co • Public Hearing
Publication Fee: 35.63

The annexed Boone Co • Public Hearing notice was published in said paper once each week for 1 consecutive weeks.

I certify under penalty of perjury and pursuant to the laws of the state of Iowa that the preceding is true and correct.

Alison Farnwald

(Signed)



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 02/10/2025

J. Ra

Notary Public
Notarized remotely online using communication technology via Proof.

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING
PUBLIC HEARING:**

A Public Hearing before the Board of Supervisor of Boone County (according to Section 335.6 Code of Iowa) will be held on Wednesday February 12, 2025 at 9:15 a.m. to consider Petition for Rezoning # 2025-001 submitted by Spraytec Inc. Spraytec Inc. is wishing to rezone approximately 53.18 acres of land from A-1 (Agriculture Conservation) to A-2 (Agriculture Business) to allow for a fertilizer warehouse and sales building. A second hearing will be held on Wednesday February 19, 2025 at 9:15 a.m. unless suspended at the February 12th, 2025 hearing. A third hearing will be held on Wednesday February 26, 2025 at 9:15 a.m. unless suspended at the February 12, 2025 hearing or at the February 19, 2025 hearing.

Those wishing to attend by tele-conference may access the meeting at the following website:

Join the Meeting by using ZOOM
<https://zoom.us/j/93481318012?pwd=MHpURWdwMnEwVVNZSDZJUmNlY3FwQT09>

Meeting ID: 934 8131 801

Password: 304756

Petitioner: Spraytec Inc

3219 99th St

Urbandale, Ia 50322

Property Owner: Sally Courter % John Courter

4845 Caldwell Ct

Pleasant Hill, Ia 50327

Location of Property Affected:

Legally described as follows:

PART OF THE SW ¼ of the NW ¼ of section 6-83-25 COLFAX township (northeast corner of Hwy 17 & Hwy 30)

The above Application is open for inspection and additional information can be obtained by contacting the Planning and Development Department, Boone County Courthouse. Persons wishing to appear at such hearing may do so in person, or by attorney, or other representative via tele-conference. Communication in writing in relation thereto may be filed with the Planning & Development Office prior to the hearing. If you have any questions you may contact us by calling 515-433-0550.

BOONE COUNTY

Michael J Salati, Sr.

Director of Planning and Development

Published in Ogden Reporter on February 5, 2025

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Alison Farmwald, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Madrid Register-News, a newspaper printed and published in the City of Madrid, County of Boone, State of Iowa, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Feb. 5, 2025

NOTICE ID: ZAWZ1I9sHCIHYfJaNBDb

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BOONE COUNTY

Michael J Salati, Sr.

Director of Planning and Development

Published in the Madrid Register-News on February 5, 2025

LOCALIQ

Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

AFFIDAVIT OF PUBLICATION

Boone County Plan & Developmnt
ACCTS PAYABLE
Boone County Plan & Developmnt
201 State ST

Boone IA 50036-3922

STATE OF WISCONSIN, COUNTY OF BROWN

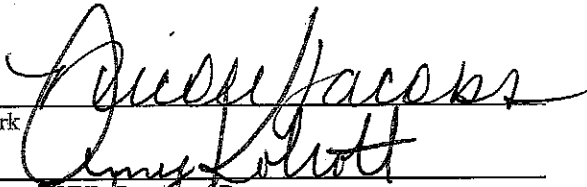
The Boone News Republican, a weekly newspaper printed and published at Boone, Boone County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

02/06/2025

and that the fees charged are legal.

Sworn to and subscribed before on 02/06/2025

Legal Clerk



Notary, State of WI, County of Brown

6/30/2025

My commission expires

Publication Cost: \$42.60
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Payment Cost: \$42.60
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1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

AMY KOKOTT
Notary Public
State of Wisconsin

10989373
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BOONE COUNTY
Michael J Salati, Sr.
Director of Planning and Development
Published by the Boone News Republican, Ogden Reporter and Madrid papers on Thursday February 6, 2025. Proof of Publication requested and required.