

**BOARD OF SUPERVISORS
BOONE COUNTY, IOWA**

ORDINANCE NO. 173

Prepared by: Boone Co. Planning and 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 Craig Leaf from I-1 to A-1 on approximately 27.73 acres.

Legal Description: Lot A, lying in Southwest quarter (1/4) of Northwest quarter (1/4), and in Northwest quarter (1/4) of Southwest quarter (1/4), and in Lot one (1) of Northwest quarter of Northeast quarter (1/4) of Southwest quarter (1/4), all in Section thirty (30), Township eighty-four (84) North, Range twenty-six (26), West of the 5th P.M., Boone County, Iowa, except public highway.

WHEREAS, in this case, Craig Leaf initiated a petition to rezone the property described hereinabove from I-1 (Light Industrial) to A-1 (Agricultural Conservation) to allow the construction of a new dwelling to eventually replace the existing dwelling on the property.

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 Industrial and surrounding properties are zoned Agricultural, the change of zoning to Agricultural will allow the development of the property for a new single-family dwelling.

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 known as 894 J Ave, parcel # 088427153400001, in Boone County, Iowa.

And that it be rezoned from I-1 Industrial to A-1 Agricultural Conservation district.

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: 8-12-2026

Moved by: Longhorn

Seconded by: Kretzinger

Discussion:

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

Shawn Bryant

☒

Erich Kretzinger

☐

Scott
Longhorn

☐

ACTION UPON SECOND READING

DATE: 8-19-2026

Moved by: Longhorn

Seconded by: Bryant

Discussion: Waived 3rd Reading

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

Shawn Bryant ☒

Erich Kretzinger ☒

Scott Longhorn ☒

ACTION UPON FINAL READING

DATE: _____

Moved by: Waived

Seconded by: _____

Discussion: _____

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

Shawn Bryant ☐

Erich Kretzinger ☐

Scott Longhorn ☐

Erich Kretzinger
Chairman
Boone County Board of Supervisors

8/19/26
Date

Diane R Patrick
ATTEST:
Diane Patrick, County Auditor

8/19/26
Date



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 August 12, 2026 at 9:15 a.m. to consider Petition for Rezoning Petition for Rezoning # 2026-006 submitted by Craig Leaf. Mr. Leaf is wishing to rezone approximately 27.73 acres of land from I-1 (Industrial) to A-1 (Agriculture Conservation) to allow for a new residential dwelling to be located at 894 J Ave, Boone, Ia. A second hearing will be held on Wednesday August 19, 2026 at 9:15 a.m. unless suspended at the August 12, 2026 hearing. A third hearing will be held on Wednesday August 26, 2026 at 9:15 a.m. unless suspended at the August 12, 2026 hearing or at the August 19, 2026 hearing.

Those wishing to attend by teleconference may access the meeting at the following website:

Join the Meeting by using ZOOM

<https://zoom.us/j/93481318012?pwd=MHpURWdwMnEvWVNZSDZJUmNJY3FwQT09>

Meeting ID: 934 8131 801

Password: 304756

Petitioner: Craig Leaf
894 J Ave
Boone, Ia 50036

Property Owner: Craig Leaf
894 J Ave
Boone, Ia 50036

Location of Property Affected: Legally described as follows:

SOUTHEAST ¼ OF SOUTHWEST ¼ SECTION 15, TOWNSHIP 84 NORTH, RANGE 27,
WEST OF THE 5TH P.M., BOONE COUNTY, IOWA, EXCEPT ALL SOUTH OF ROAD,
AND EXCEPT PUBLIC HIGHWAY.

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 by the Boone News Republican, Ogden Reporter and Madrid papers on or before August 6, 2026. Proof of Publication requested and required.