

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY ZONING COMMISSION** on the **10<sup>th</sup> day of June 2025 at 6:40 p.m.** in the **2<sup>nd</sup> floor Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.**

Said hearing is in regard to a **rezoning application** submitted by **Morgan Roy, 1207 G50 Hwy, St. Charles, Iowa 50240.** Owner of property is **Roaming Hills LLC, 1207 G50 Hwy, St. Charles, Iowa 50240.** The proposed rezoning would allow for the rezoning of certain lands within Warren County from A-1 (Agricultural District) to C-2 (General Commercial-Highway Service District).

The proposed rezoning is for property described as:

**An undivided two-thirds interest and an undivided one-third interest in and to the following described real estate:**

**The West Half of the Southwest Quarter (W ½ SW ¼) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-five (25), West of the 5<sup>th</sup> P.M., Warren County, Iowa, EXCEPT the East 30 feet thereof, AND EXCEPT Parcel "F" of the survey of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 18, Township 75 North, Range 25 West of the 5<sup>th</sup> P.M., Warren County, Iowa, as shown in Irregular Plat Book 17, Page 17 of 75-25 in the office of the Warren County Recorder.**

**Located on Parcel Numbers 07000180640 and 07000180662; and**

**The E ½ NW ¼ of Section 19, Township 75 North, Range 25 West of the 5<sup>th</sup> P.M. Iowa, EXCEPT land deeded to State of Iowa by Deeds recorded in Book 125, Page 178, and Book 125, Page 181 in the office of the Recorder of Warren County, Iowa.**

**Located on Parcel Numbers 07000190420 and 07000190480.**

The text of the application is on file in the **ZONING OFFICE** in the Warren County **Administration Building, 301 North Buxton, Suite 210, Indianola, Iowa**, and can be provided upon request.

Written comments will be accepted during regular office hours or before the hearing. Send comments to: Warren County Zoning Office, 301 North Buxton, Suite 210, Indianola, Iowa 50125 or email them to: [zoning@warrencountyia.org](mailto:zoning@warrencountyia.org). Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 21<sup>st</sup> day of May 2025.



Becky Schultz  
Assistant Zoning Administrator