

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF ADJUSTMENT** on the **9<sup>th</sup> day of April 2026 at 5:30 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 conditional use permit application submitted by **Cloud 1 Services LLC, 417 Pine Street, Green Bay, WI 54301.** Owner of the property is **Brian Sweet, 1852 Kirkwood St, St. Charles, Iowa 50240.** A conditional use permit is sought from Title V, Chapter 42 of the 2026 Warren County Zoning Ordinance. Said section Communication Towers/Facilities. Communication towers/facilities, as primarily regulated by the Federal Communications Commission (FCC), are conditionally permitted in the commercial and industrial zoning districts, and the AG (Agricultural) zoning district. If granted, the conditional use would be on property described as:

**The South Half of the SE ¼ of Section 31, Township 76 North, Range 25 West of the 5th P.M. Iowa EXCEPT the right of way of the Chicago Great Western Railway. AND EXCEPT beginning 50 rods east of the north-west corner of the said S ¼ SE ¼, thence south 9 rods, thence east 9 rods, thence north 9 rods thence west 9 rods to place of beginning. AND EXCEPT that part thereof deeded to the State of Iowa by the warranty Deed recorded in Book 125, Page 136 in the Office of the Recorder of warren county, Iowa.**

**AND**

**Beginning at the south-east corner of the North half (1/4) of the South-east Quarter (1/4) of Section 31, Township 76 North, Range 25, thence west 14 rods more or less to the right of way of the Chicago Great Western Railway, thence along the said right of way in a northeasterly direction to the point of intersection of the east line of said N1/4 SE1/4 of said Section 31, thence south to place of beginning, being all of the N1/4 SE1/4 lying east of said right of way and containing 1 acre and 29 rods more or less.**

**AND**

**All that part of the North Half(N½) of the Northeast Quarter (NE¼) of Section Six (6), Township Seventy-five (75) North, Range Twenty-five (25) West of the 5<sup>th</sup> P.M., lying West of the West Right of Way line of the former Right of Way of the Chicago Great Western Railroad Right of Way.**

**AND**

**All of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Six (6), Township Seventy-five (75) North, Range Twenty-five (25) West of the 5th P.M., lying West of the West Right of Way line of the former Right of Way of the Chicago Great Western Railroad Right of Way.**

**EXCEPT all parts of the above described real estate conveyed to the State of Iowa, as set forth in Warranty Deed recorded in Book 2013, Page 11877 of the Recorder's Office of Warren County, Iowa.**

**AND EXCEPT**

**Parcel "D" of a corrected Plat of Survey of a parcel of land in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 13, Page 9 of 76-25 in the Office of the Warren County Recorder.**

**Located on parcel numbers 09000310862.**

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 may be examined during regular office hours (Monday through Friday, 8:00 a.m. to 4:30 p.m.).

Written comments will be accepted before or during 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 18<sup>th</sup> day of March 2026.

  
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Elizabeth Cramblet  
Zoning Administrator