

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF ADJUSTMENT** on the **9th day of April 2026 at 5:31 p.m.** in the **2nd 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 **Jeremy and Sally Haack, 8263 30th Ave, Norwalk, Iowa 50211.** Owners of the properties are **Jeremy and Sally Haack, 8263 30th Ave, Norwalk, Iowa 50211.** A conditional use permit is sought from Title V, Chapter 42 of the 2026 Warren County Zoning Ordinance. Said section Recreation Facilities. Outdoor recreation facilities are conditionally permitted in the AG (Agricultural) zoning district and indoor recreation facilities are principally permitted in the AG (Agricultural) zoning district. If granted, the conditional use would be on property described as:

DESCRIPTION-PARCEL N:

That part of Parcel C, recorded In Irregular Plat Book 11 Page 2 of 76-25, of the West Half of the Northwest Quarter of Section 9, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;

Commencing at the Northwest corner of the Southwest Quarter of said Northwest Quarter; thence South 01 degrees 12 minutes 15 seconds East, 283.61 feet along the West line of said Southwest Quarter of the Northwest Quarter to the Northwest corner of said Parcel C and to the Point of Beginning; thence South 01 degrees 12 minutes 15 seconds East, 144.40 feet to the Southwest corner of said Parcel C; thence North 67 degrees 29 minutes 29 seconds East, 922.38 feet along the South line of said Parcel C; thence North 29 degrees 44 minutes 13 seconds West, 695.09 feet to the North line of said Parcel C; thence South 42 degrees 41 minutes 36 seconds West, 245.62 feet to a corner of said Parcel C; thence South 30 degrees 24 minutes 52 seconds West, 403.45 feet to a corner of said Parcel C; thence South 26 degrees 11 minutes 05 seconds West, 316.30 feet to the Point of Beginning, having an area of 8.78 Acres including 0.36 acres of Warren County Road Easement.

DESCRIPTION – 40 FEET WIDE INGRESS/EGRESS EASEMENT:

A 40 feet wide Ingress/Egress Easement across that part of Parcel N of the West Half of the Northwest Quarter of Section 9, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, the centerline is described as follows;

Commencing at the Northeast corner of said Parcel N; thence South 29 degrees 44 minutes 13 seconds East, 46.20 feet along the East line of said Parcel N to the Point of Beginning; thence South 41 degrees 47 minutes 57 seconds West, 177.80 feet; thence South 24 degrees 57 minutes 42 seconds West, 281.48 feet; thence South 30 degrees 32 minutes 57 seconds West, 113.28 feet; thence South 26 degrees 51 minutes 57 seconds West, 196.01 feet; thence with a curve turning to the right with an arc length of 84.63 feet, with a radius of 50.00 feet, with a chord bearing of South 75 degrees 21 minutes 12 seconds West, with a chord length of 74.88 feet; thence North 56 degrees 09 minutes 33 seconds West, 28.61 feet to the North line of said Parcel N and the terminus of said Easement.

LEGAL DESCRIPTION:

Parcel "C", located in the Southwest Quarter of the Southwest Quarter of Section 4, and the West Half of the Northwest Quarter of Section 9, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

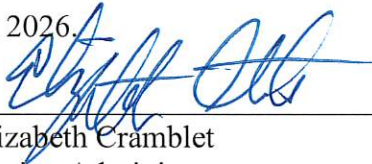
Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 9, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa; thence North 0°46'38" East, 1313.44 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 9; thence North 61°34'34" West, 51.51 feet to the Northwest corner of Lot 12 of Ridge View Hills, on Official Plat; thence South 44°42'45" West, 1347.44 feet along said Lot Line; thence South 32°30'53" West, 403.12 feet along said Lot Line to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 9; thence South 28°15'05" West, 307.29 feet to a point on the West line of the Southwest Quarter of the Northwest Quarter of said Section 9; thence South 0°06'11" East, 150.00 feet along the West line of the Southwest Quarter of the Northwest Quarter of said Section 9; thence North 69°31'53" East 1115.87 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 9; thence South 88°03'39" East, 292.09 feet to the Point of Beginning. Said Parcel contains 24.949 acres, including 0.338 acres of County Road right-of-way.

**Located at 8263 30th Ave, Norwalk, Iowa 50211 and 8267 30th Ave, Norwalk, Iowa 50211.
Parcel Numbers 09000090463, 09000090464, 09600000121, 09600000122.**

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. Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 18th day of March 2026.



Elizabeth Cramblet
Zoning Administrator