



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY ZONING COMMISSION** on the **14th day of September 2026 at 6:00 p.m.** on the **2nd floor, Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.**

Said hearing is in regard to a **comprehensive land use plan amendment application** submitted by **Sharon Stover, 3908 50th Avenue, Norwalk, Iowa 50211.** Owner of the property in question is **Stover Digital Services Inc., 7933 HWY 28 Unit C, Prole, IA 50229.** The proposed comprehensive land use plan amendment would allow for the amendment of the Warren County future land use designation from Urban Fringe to Rural Commercial Business.

The proposed rezoning is for property described as:

DESCRIPTION

The NW ¼ SW ¼ of Section 14, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa.

EXCEPT

Parcel "G" of the survey of the NW ¼ SW ¼ of Section 14, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 15, Page 7 of 77-25 and recorded in Book 2002 page, 2227 on February 22, 2002, in the office of the Warren County Recorder.

AND

That part of the SW ¼ NW ¼ of Section 14, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows:

A parcel of land in the SW ¼ NW ¼ and in the NW ¼ SW ¼ of Section 14, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, commencing at the W ¼ corner of said Section 14; thence S 89°08'42" E (assumed for this description) along the South line of said

NW ¼, 115.99 feet to the Southeasterly right of way of Clark Street and the point of beginning; thence N 35°53'13" E along the Southeasterly right of way of Clark Street, 252.99 feet to the Southwesterly right of way of Highway G14; thence Southeasterly along said Southwesterly right of way along a 1,009.93 feet radius curve concave Northeasterly, whose central angle is 23°01'10", an arc distance of 405.75 feet to the South line of said NW 1/4; thence continuing Southeasterly along said 1009.39 feet radius curve, whose central angel is 13°17'32", an arc distance of 234.30 feet; thence N 89°08'42" W, 745.60 feet to the East right of way of 50th Avenue; thence N 23°53'49" E

along said right of way 54.33 feet to the point of beginning, including an ingress and egress easement for Highway G14 to the farmstead in the NW ¼ SW ¼ of said Section 14. Said parcel includes part of the NW ¼ SW ¼ already described above.

EXCEPT

Parcel "U" of the Plat of Survey of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter all in Section 14, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, as recorded on August 30, 2016, in Book 2016, Page 7461, Warren County Recorder's Office.

Located on Parcel Number 15000140646

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. Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 2nd day of September 2026.



Elizabeth Cramblet
Zoning Administrator