NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY BOARD OF SUPERVISORS** on November 5, 2026, at 9:00 a.m. in the Board of Supervisors Meeting Room, Second Floor, Warren County Administration Building, Indianola, Iowa.

The second reading and public hearing will consider a rezoning application submitted by **Sharon Stover,** 3908 50th Avenue, Norwalk, Iowa 50211. The property owners are **Stover Digital Services Inc.,** 7933 HWY 28 Unit C, Prole, IA 50229. The proposed rezoning would change certain lands within Warren County from AG (Agricultural District) to C (Commercial District).

The proposed third reading and public hearing will be held on December 1, 2026, at 9:00 a.m. Please note that the Warren County Board of Supervisors may approve the rezoning following the second reading and public hearing and may waive the third reading and public hearing pursuant to Iowa Code.

The proposed rezoning is for property described as:

DESCRIPTION

The Southwest Quarter of the Southwest Quarter of Section 14, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa except the South 1134.42 feet thereof.

AND

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

EXCEPT

Parcel "G" of the survey of the NW ¼ of the 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 of the 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 of the NW ¼ and in the NW ¼ of the 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 1/4, 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 1009.93 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 ¼; thence continuing Southeasterly along said 1009.93 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 of the SW ¼ of said Section 14. Said parcel includes part of the NW ¼ of the 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.

Parcel Number: 15000140646

All written comments or materials for consideration by the Board of Supervisors must be received by the Warren County Zoning Office no later than **12:00 p.m. on Friday, October 30, 2026**. Submissions received after this deadline will not be considered. Individuals who wish to provide comments may attend the public hearing and address the Board of Supervisors in person.

Written comments may be mailed or delivered to the Warren County Zoning Office at 301 North Buxton Street, Suite 210, Indianola, Iowa 50125, or emailed to zoning@warrencountyia.org. Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 14th day of October 2026.

Elizabeth Cramblet
Zoning Administrator