



## Memorandum

**TO:** Polk County Board of Adjustment

**FROM:** Brian McDonough, Land Use Planning Coordinator

**DATE:** April 14, 2022

**RE:** Removal of Existing Conditional Use Permit for Geisler Farms (Docket #309)  
Subject Property – 5251 NE 94<sup>th</sup> Avenue, Bondurant

In 2005, Geisler Farms began operating a pumpkin patch, farm stand and related agricultural activities open to the public at 5251 NE 94<sup>th</sup> Avenue, Bondurant. The Geisler Family owns the approximately 79-acre subject property, and actively farms the majority of the land area. They also own and farm a large tract of adjacent ground. In April of 2009, the Polk County Board of Adjustment approved a Conditional Use Permit for an expansion of their operation, to include additional educational displays and activities. This approval legitimized their accessory Ag-commercial use of the property following a 2007 update to the Polk County Zoning Ordinance, which established a specific use category and standards for commercial Agri-tourism uses. Geisler Farms operated the pumpkin patch and related activities from 2005 through October 2021, including an accessory event space.

At this time, the property owners, Darrell & Melinda Geisler, request the existing Conditional Use Permit (Docket #309 – approved 4/20/2009) be removed from the property. The owners recently communicated to staff they are discontinuing all of the previously approved Agri-tourism activities. Staff recommends the Board of Adjustment take official action to remove the previously approved Conditional Use Permit in accordance with the property owners' request. This action will clarify for the record that the property is no longer permitted for commercial Agri-tourism use.

Any future use(s) of the property shall comply with the permitted uses for the "AG" Agricultural District, and all requirements of the Polk County Zoning Ordinance. Any future proposed Agri-tourism use(s) would require a new application and approval by the Board of Adjustment. All requests for Agri-tourism uses within unincorporated Polk County require the applicant/property owner operate a legitimate principal agricultural use on the property in question before accessory commercial Agri-tourism uses may be allowed.