

PLEASE CALL CITY HALL (546-7098) IF YOU CANNOT ATTEND

**PLANNING & ZONING COMMISSION MEETING**

**Tuesday, January 07, 2025 4:15 P.M.**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL** – GALLES\_\_\_\_, FLOY\_\_\_\_, SUSEMIHL\_\_\_\_, GERGENI\_\_\_\_,  
HEIDEBRINK\_\_\_\_, SCHIPPER\_\_\_\_, SITZMANN\_\_\_\_

**III. MINUTES**

1. 09/24/24

**IV. BUSINESS**

1. Replat parcels 12-08-376-013 and 12-08-376-012 at Parkview Terrace Mobile Home Park located at 76 16<sup>th</sup> Ave. SW to R-2.

**P&Z Action: (approving) (denying)** – Replat parcels 12-08-376-013 and 12-08-376-012 at Parkview Terrace Mobile Home Park located at 76 16<sup>th</sup> Ave. SW to R-2.

**City Staff Comments** – Herd Bull Holdings, LLC. who owns Parkview Terrace Mobile Home Park would like to replat 2 parcels of property located at their mobile home park. Parcel 12-08-376-013 is at the east end of the mobile home park and currently is zoned RC or Conservation District. Parcel 12-08-376-012 is at the south end of the mobile home park and is currently zoned B-2 or General Business District. They would like both parcels rezoned to R-2 or Apartment District which is how the rest of the mobile home park is zoned and would allow them to expand the mobile home park onto these two parcels.

**V. ADJOURNMENT**

Planning & Zoning Commission Meeting  
Minutes  
September 24, 2024 - 4:15 P.M.

I. The regular meeting of the Le Mars Planning & Zoning Commission was called to order at 4:15 P.M. by Chairman Schipper.

II. Roll Call:       Members Present: Galles, Floy, Gergeni, Heidebrink, Schipper, Sitzmann.  
                  Members Absent: Susemihl.  
                  Others Present: Gaul, Bernhardt, Vacura.

III. Minutes: Sitzmann moved, Galles seconded the July 30, 2024, meeting minutes be approved. Ayes: All present.

IV. Business:

1. The City of Le Mars would like to amend the Le Mars Business Corridor Urban Renewal Area and Urban Renewal Plan to add the Le Mars Industrial Park Fourth Addition and Southview Industrial Park to the new TIF area. This will reset the base to utilize new taxes generated in those areas to help pay for the improvements.

MOTION: Sitzmann moved, Floy seconded the Le Mars Business Corridor Urban Renewal Area Expansion and Urban Renewal Plan Amendment be approved.  
Ayes: All present.

V. Adjournment: Heidebrink moved, Sitzmann seconded the meeting be adjourned at 4:18 P.M.  
Ayes: All present.

\_\_\_\_\_  
Wayne Schipper, Chairperson

\_\_\_\_\_  
Jan Feller, City Clerk

# Plymouth County, IA

## Owners

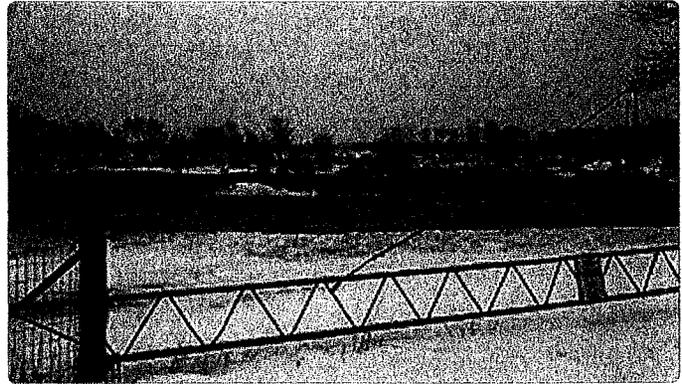
Primary Owner (Deed Holder)  
Herd Bull Holding Company LLC  
 1853 S Countrywood Dr  
 Wasilla, AK 99623

## Doing Business As

PARKVIEW TERRACE

## Summary

Parcel ID 12-08-376-013  
 Alternate ID 1208376013  
 Property Address Le Mars  
 Sec/Twp/Rng 8-92-45  
 Brief Legal Description PT SE 1/4 SW 1/4 8-92-45 CITY LANDS 3.81 AC LE MARS  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 2024-1487 (2024-05-14)  
 DED: 2021-2399 (2021-05-10)  
 Gross Acres 0.00  
 Exempt Acres N/A  
 Net Acres 0.00  
 Class L - Residential 3+  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District LE MARS CITY LE MARS SCH LEMARS HWY 75 B  
 School District LE MARS SCHOOL



## Land

Lot Area 3.81 Acres ;165,964 SF

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/13/2024	VILLA VILLAGE MOBILE HOME PARK LLC	HERD BULL HOLDING COMPANY LLC	2024-1487	Sale with consideration paid for real property of \$10000 or less	Deed	Y	\$0.00
4/30/2021	LE MARS INVESTORS INC	VILLA VILLAGE MOBILE HOME PARK LLC	2021-2399	Normal	Deed	Y	\$4,854,000.00

⊞ There are other parcels involved in one or more of the above sales:

- [Recording: 2024-1487 - Parcel: 12-08-376-012](#)
- [Recording: 2021-2399 - Parcel: 12-08-351-005](#)
- [Recording: 2021-2399 - Parcel: 12-08-376-001](#)
- [Recording: 2021-2399 - Parcel: 12-08-376-010](#)
- [Recording: 2021-2399 - Parcel: 12-08-376-012](#)

## Permits

Permit #	Date	Description	Amount
	11/29/2022	Misc	0
	06/10/2022	Misc	0

## Valuation

	2024	2023	2022	2021	2020
Classification	Residential 3+	Residential 3+	Residential	Residential	Residential
+ Residential 3+	\$152,400	\$38,100			
+ Res Land			\$38,100	\$38,100	\$38,100
= Total Assessed Value	\$152,400	\$38,100	\$38,100	\$38,100	\$38,100

## Taxation

	2023	2022	2021	2020
Classification	Pay 2024-2025	Pay 2023-2024	Pay 2022-2023	Pay 2021-2022
+ Taxable Land Value	Residential 3+ \$17,657	Residential \$20,822	Residential \$20,624	Residential \$21,492
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$17,657	\$20,822	\$20,624	\$21,492

# Plymouth County, IA

## Owners

Primary Owner (Deed Holder)  
Herd Bull Holding Company LLC  
 1853 S Countrywood Dr  
 Wasilla, AK 99623

## Doing Business As

PARKVIEW TERRACE

## Summary

Parcel ID 12-08-376-012  
 Alternate ID 1208376012  
 Property Address Le Mars  
 Sec/Twp/Rng 0-0-0  
 Brief Legal Description PT LOT 1 BLK 1&ALLEY PARKVIEW TERRACE ADD  
 FIRST FILING 3.73AC LE MARS  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 2024-1487 (2024-05-14)  
 DED: 2021-2399 (2021-05-10)  
 REC: 1993-2603  
 Gross Acres 0.00  
 Exempt Acres N/A  
 Net Acres 0.00  
 Class L - Residential 3+  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District LE MARS CITY LE MARS SCH LEMARS HWY 75 B  
 School District LE MARS SCHOOL



## Land

Lot Area 2.80 Acres; 121,968 SF

## Residential Dwellings

Residential Dwelling  
 Occupancy Mobile Home Housing  
 Style Mfd Home (Single)  
 Architectural Style N/A  
 Year Built 1997  
 Exterior Material Wd Lap / Composite Siding  
 Total Gross Living Area 990 SF  
 Attic Type None;  
 Number of Rooms 5 above; 0 below  
 Number of Bedrooms 3 above; 0 below  
 Basement Area Type None  
 Basement Area 0  
 Basement Finished Area  
 Plumbing 1 Standard Bath - 3 Fixt;  
 Central Air Yes  
 Heat Yes  
 Fireplaces  
 Porches  
 Decks  
 Additions  
 Garages

## Sales

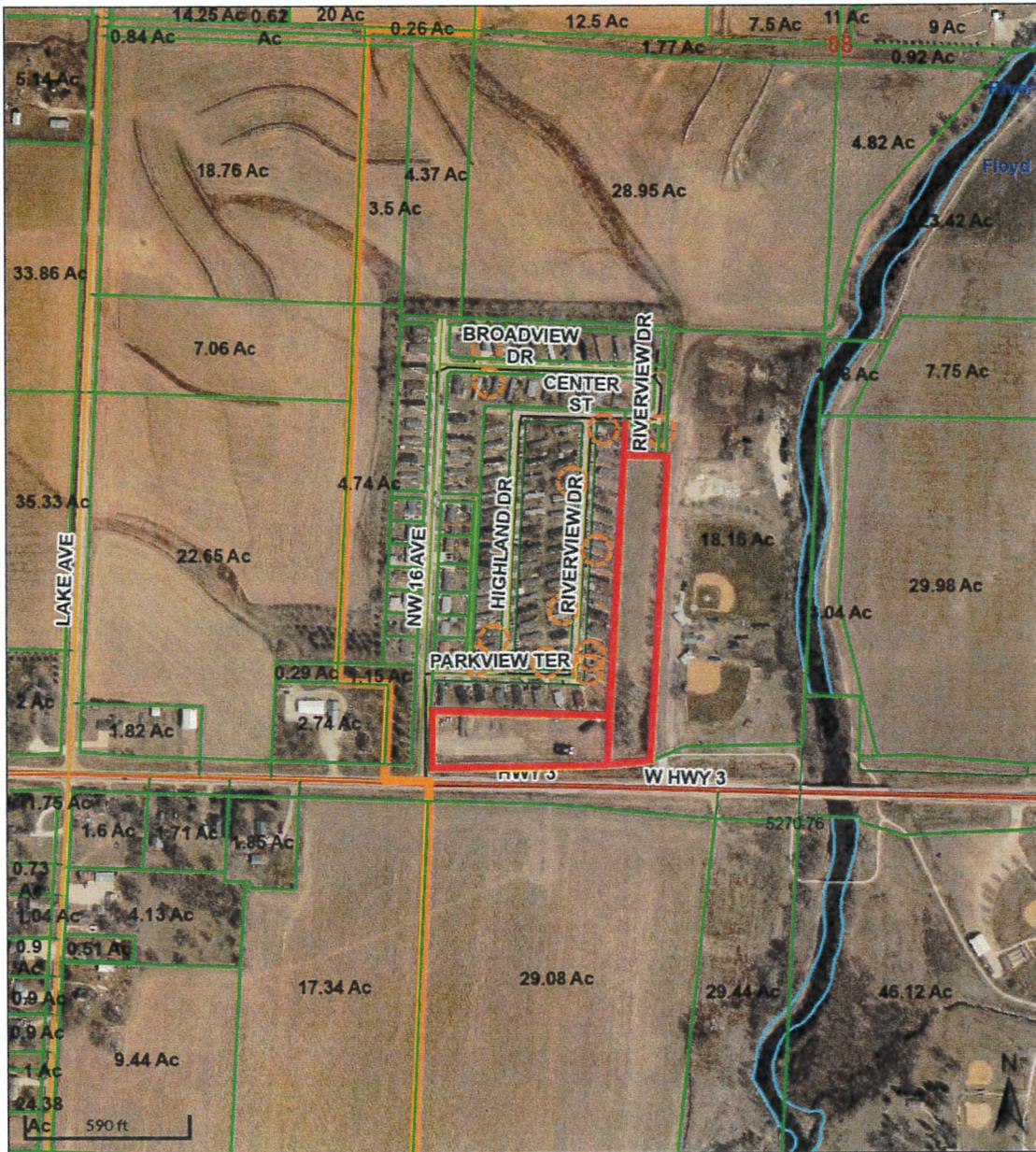
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- [Recording: 2021-2399 - Parcel: 12-08-376-013](#)



# Plymouth County, IA



### Overview



### Legend

- Parcels
  - BLL
  - Condos
  - Wind Turbines
  - Parcels
  - Lot Dashed Line
- Roads
  - 1
  - 3
  - 5
  - 6
  - 9

Date created: 12/10/2024  
 Last Data Uploaded: 12/9/2024 11:03:42 PM

