

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

PLANNING & ZONING COMMISSION MEETING

Tuesday, March 4, 2024 4:15 P.M.

AGENDA

I. CALL TO ORDER

II. ROLL CALL – GALLES____, FLOY____, SUSEMIHL____, GERGENI____,
HEIDEBRINK____, SCHIPPER____, SITZMANN____

III. MINUTES

1. 01/07/25

IV. BUSINESS

1. Preliminary Plat and Dogwood 4th and 5th Additions.

P&Z Action: (approving) (denying) – Preliminary Plat for Dogwood 4th and 5th Additions.

City Staff Comments – A Preliminary plat request was received from Dogwood Properties, LLC. The request is for approving the preliminary plat for Dogwood 4th and 5th Additions located south of 18th St. SE, south of 1st, 2nd & 3rd Ave. SE and west of 4th Ave SE in Le Mars, Iowa and will make a recommendation to the Le Mars City Council.

V. ADJOURNMENT

Planning & Zoning Commission Meeting
Minutes
January 7, 2025 - 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 Vice Chairperson Gergeni.

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

III. Minutes: Sitzmann moved, Floy seconded the September 24, 2024, meeting minutes be approved. Ayes: All present.

IV. Business:

1. Herd Bull Holdings, LLC, owner of Parkview Terrace Mobile Home Park, would like to rezone two (2) parcels of property located at their mobile home park. Parcel 12-08-376-013 is located on the east end of the mobile home park and is currently zoned RC or Conservation District. Parcel 12-09-376-012 is on the south end of the mobile home park and is currently zoned B-2 or General Business District. They would like both parcels to be rezoned to R-2 or Apartment District, which is how the rest of the mobile home park is zoned. This would allow them to expand the mobile home park into these two parcels.

MOTION: Susemihl moved, Heidebrink seconded to rezone parcels 12-08-376-013 and 12-08-376-012 at Parkview Terrace Mobile Home Park located at 76 16th Ave NW to R-2 be approved. Ayes: All present.

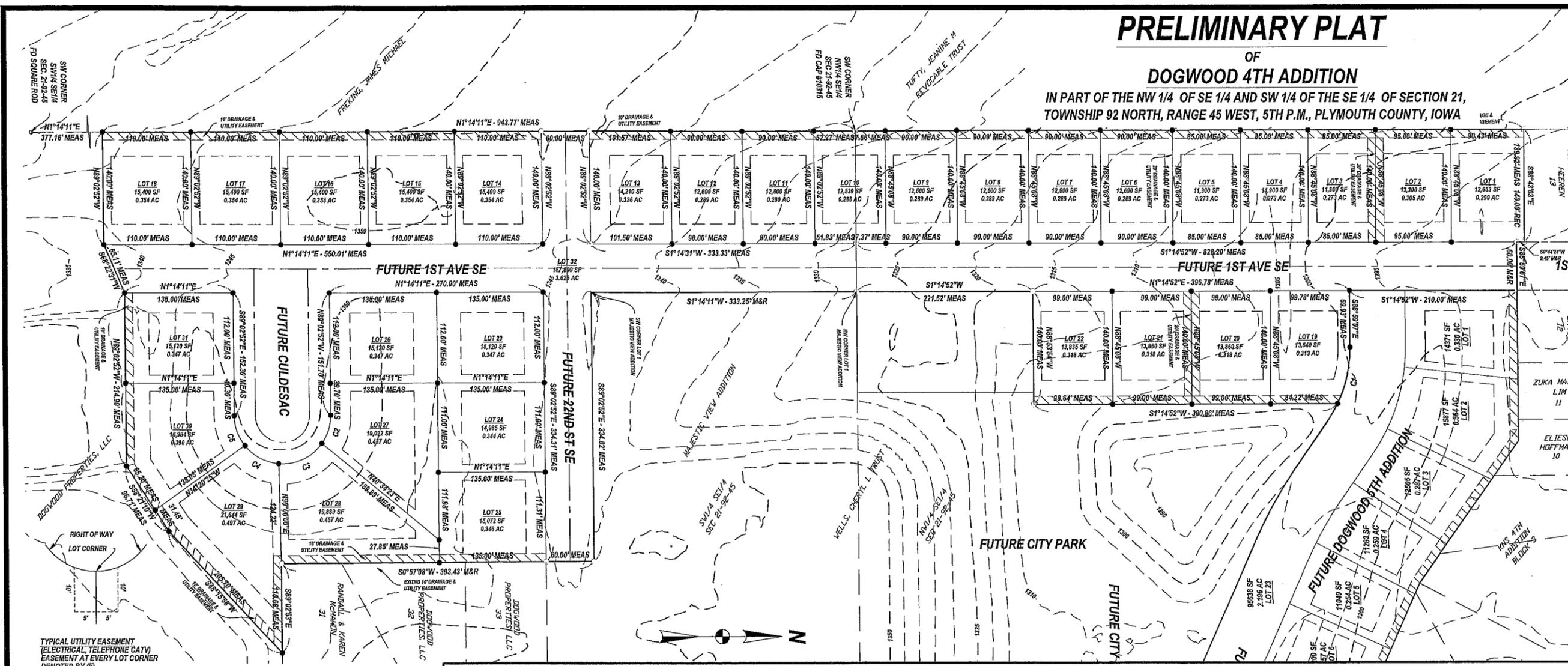
V. Adjournment: Sitzmann moved, Floy seconded the meeting be adjourned at 4:24 P.M.
 Ayes: All present.

Jim Gergeni, Vice Chairperson

Jan Feller, City Clerk

PRELIMINARY PLAT

OF
DOGWOOD 4TH ADDITION
 IN PART OF THE NW 1/4 OF SE 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 21,
 TOWNSHIP 92 NORTH, RANGE 45 WEST, 5TH P.M., PLYMOUTH COUNTY, IOWA



TYPICAL UTILITY EASEMENT
 (ELECTRICAL, TELEPHONE CATV)
 EASEMENT AT EVERY LOT CORNER
 DENOTED BY (E)

SURVEYOR'S CERTIFICATE:
 I, TIMOTHY J. LAMPRECHT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA, THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT ALL MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED.

TIMOTHY J. LAMPRECHT DATE _____
 LICENSE NUMBER: 23525
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2026
 SHEETS COVERED BY THIS PLAT: 1
 PLAT DATE: FEBRUARY 18, 2025



BUILDING SETBACKS:
 FRONT YARD : 25'
 REAR YARD : 30'
 SIDE YARD :
 SINGLE STORY 8'
 TWO STORY 10'
 CORNER SIDE YARD : 25'

OWNER / DEVELOPER:
 DOGWOOD PROPERTIES, LLC
 P.O. BOX 1110
 LE MARS IOWA, 51031

LAND SURVEYOR:
 CIVIL ENGINEERS & CONSTRUCTORS, LLC
 1270 SOUTH DERBY LANE
 NORTH SIOUX CITY, SD

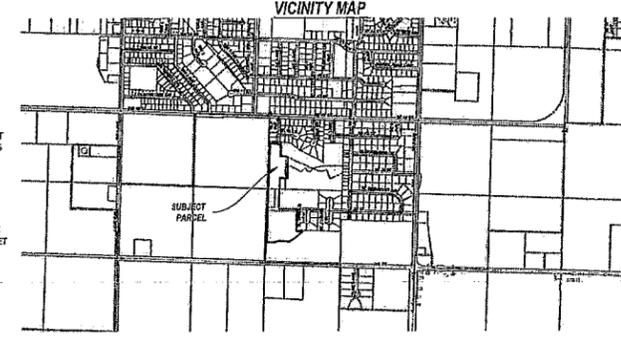
NOTES:
 FEMA FLOOD ZONE X
 MAP #19149C0293E
 EFFECTIVE DATE 10/27/2022

AT THE TIME OF RECORDING,
 THE OWNERSHIP OF ALL STREETS
 WILL BECOME VESTED FEE TITLE
 IN THE NAME OF THE CITY OF LE MARS

BASIS OF BEARING:
 IOWA LOW DISTORTION PROJECTION (ZONE 4)

LEGAL DESCRIPTION: DOGWOOD 4TH ADDITION

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART OF THE OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 21, TOWNSHIP 92 NORTH, RANGE 45 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PLYMOUTH COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 1°14'52" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21 FOR 838.10 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF BLOCK 3, KINS 4TH ADDITION TO THE CITY OF LE MARS; THENCE SOUTH 88°43'03" EAST ALONG THE SOUTH LINE OF SAID LOT 13 FOR 139.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 AND THE WEST RIGHT OF WAY LINE OF FUTURE AVENUE SOUTH EAST; THENCE SOUTH 0°44'24" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR 3.45 FEET TO THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 12 OF SAID KINS FOURTH ADDITION; THENCE SOUTH 88°59'07" EAST ALONG SAID WESTERLY PROJECTION FOR 60.00 FEET; THENCE SOUTH 1°14'52" WEST FOR 210.00 FEET; THENCE SOUTH 88°59'07" EAST FOR 60.93 FEET; THENCE EAST 72.46 FEET ON A 100.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, HAVING A LONG CHORD OF 71.84 FEET, BEARING SOUTH 76°00'41" EAST; THENCE SOUTH 1°14'52" WEST FOR 380.86 FEET; THENCE NORTH 88°53'54" WEST FOR 140.00 FEET; THENCE SOUTH 1°14'52" WEST FOR 221.52 FEET TO THE NORTHWEST CORNER OF LOT 4, MAJESTIC VIEW ADDITION TO THE CITY OF LE MARS; THENCE SOUTH 1°14'11" WEST ALONG THE WEST LINE OF SAID MAJESTIC VIEW ADDITION FOR 333.25 FEET TO THE SOUTHWEST CORNER OF SAID MAJESTIC VIEW ADDITION; THENCE SOUTH 89°02'52" EAST ALONG THE SOUTH LINE OF SAID MAJESTIC VIEW ADDITION FOR 334.02 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT 33 OF DOGWOOD THIRD ADDITION TO THE CITY OF LE MARS; THENCE SOUTH 0°57'08" WEST ALONG SAID NORTHERLY PROJECTION AND THE WEST LINE OF SAID LOT 33, LOT 32 AND LOT 31 FOR 189.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE SOUTH 89°02'52" EAST ALONG THE SOUTH LINE OF SAID LOT 31 FOR 110.66 FEET; THENCE SOUTH 48°15'58" WEST FOR 205.70 FEET; THENCE SOUTH 88°21'10" WEST FOR 96.71 FEET; THENCE NORTH 89°02'52" WEST FOR 234.90 FEET; THENCE SOUTH 68°22'31" WEST FOR 65.11 FEET; THENCE NORTH 89°02'52" WEST FOR 140.00 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 1°14'11" EAST ALONG SAID WEST LINE FOR 345.77 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 13.936 ACRES, MORE OR LESS.



DOGWOOD 4TH ADDITION : CURVE TABLE

CURVE TAG	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT LENGTH
C1	72.46'	100.00'	S76°00'41"E	71.84'	25°59'52"	36.86'
C2	37.37'	60.00'	N71°12'14"W	35.77'	35°41'17"	19.31'
C3	62.38'	60.00'	N23°34'29"W	59.61'	59°34'14"	34.34'
C4	46.71'	60.00'	N28°28'03"E	47.38'	46°30'49"	25.79'
C5	40.03'	60.00'	N71°50'19"E	39.29'	38°13'40"	20.79'

LEGEND
 ○ INDICATES FOUND CAP #12090 UNLESS OTHERWISE INDICATED
 □ FOUND NAIL
 ■ SET MAG NAIL
 ● SET 1/2" X 30" REBAR W/ ORANGE CAP #23525
 -M MEASURED DIMENSION
 -R RECORD DIMENSION

SCALE:
 GRAPHIC SCALE
 0 60' 120'
 ORIGINALLY PLOTTED ON 22" x 34" SHEET
 BAR IS 3 INCHES IN TOTAL LENGTH ON ORIGINAL DRAWING.
 IF NOT 3 INCHES TOTAL ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGN	AL	2/19/2025
CADD	AL	2/19/2025
REVIEW	TL	2/19/2025
PROJECT #		21668

PATH: H:\2025\CEC\2025 Proj\2025\21668 - Dogwood 4th Addition\21668 - Dogwood 4th Addition PRELIMINARY PLAT - CONSTRUCTORS.dwg
 SHEET: 030228 - Dogwood 4th Addition - PRELIMINARY PLAT - CONSTRUCTORS.dwg

CEC
 CIVIL ENGINEERS & CONSTRUCTORS, LLC

PO BOX 195
 1270 S DERBY LANE
 NORTH SIOUX CITY, SD 57049
 712.222.1452 PH
 655.492.9920 FAX
 www.ceconstructors.com

PRELIMINARY PLAT
DOGWOOD 4TH ADDITION

SHEET:
 1 OF 1

PRELIMINARY PLAT

OF
DOGWOOD 5TH ADDITION
 IN PART OF THE NW 1/4 OF SE 1/4 OF SECTION 21, TOWNSHIP 92 NORTH,
 RANGE 45 WEST, 5TH P.M., PLYMOUTH COUNTY, IOWA

DOGWOOD 5TH ADDITION : CURVE TABLE						
CURVE TAG	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT LENGTH
C1	25.36'	230.00'	N85°49'38"W	25.34'	6°19'00"	12.69'
C2	80.00'	230.00'	N72°42'16"W	79.50'	19°55'54"	40.41'
C3	36.50'	230.00'	N59°11'35"W	36.46'	9°05'30"	18.29'
C4	66.92'	470.00'	S57°40'21"E	65.97'	8°02'54"	33.07'
C5	24.88'	470.00'	S63°12'48"E	24.88'	3°02'00"	12.44'
C6	76.26'	145.00'	S79°47'46"E	76.38'	30°07'54"	38.03'
C7	212.69'	145.00'	N43°07'00"E	194.13'	9°40'23"	130.66'
C8	2.04'	213.50'	N1°22'09"E	2.04'	0°32'53"	1.02'
C9	80.00'	213.50'	N12°22'40"E	79.63'	21°28'09"	40.47'
C10	80.00'	213.50'	N33°50'49"E	79.63'	21°28'09"	40.47'
C11	80.00'	213.50'	N55°18'58"E	79.53'	21°28'09"	40.47'
C12	193.40'	213.50'	N69°20'23"W	177.62'	49°13'08"	97.79'
C13	104.44'	540.00'	N69°11'21"W	104.28'	11°04'56"	52.39'
C14	26.22'	160.00'	N68°20'34"W	26.19'	0°27'22"	13.14'
C15	72.46'	160.00'	N76°00'14"W	71.84'	26°55'52"	36.86'
C16	98.58'	160.00'	N71°19'01"W	97.12'	35°20'14"	59.97'

OWNER / DEVELOPER :
 DOGWOOD PROPERTIES, LLC
 P.O. BOX 1110
 LE MARS IOWA, 51031

SUBDIVISION :
 LOTS / OUTLOT : 6.722 ACRES
 PUBLIC ROW : 2.196 ACRES
 TOTAL : 8.917 ACRES

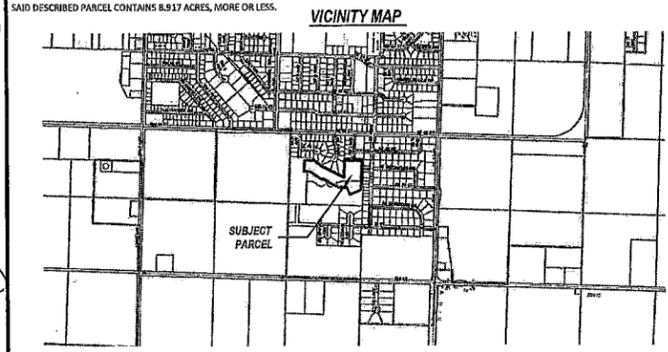
LAND SURVEYOR :
 CIVIL ENGINEERS & CONSTRUCTORS, LLC
 1270 SOUTH DERBY LANE
 NORTH SIOUX CITY, SD

TIMOTHY J. LAMPRECHT, LS
 tim@ceconstructors.com
 712-222-1452

EXISTING : AG (AGRICULTURE)
PROPOSED : R-1A (MEDIUM DENSITY RESIDENTIAL)

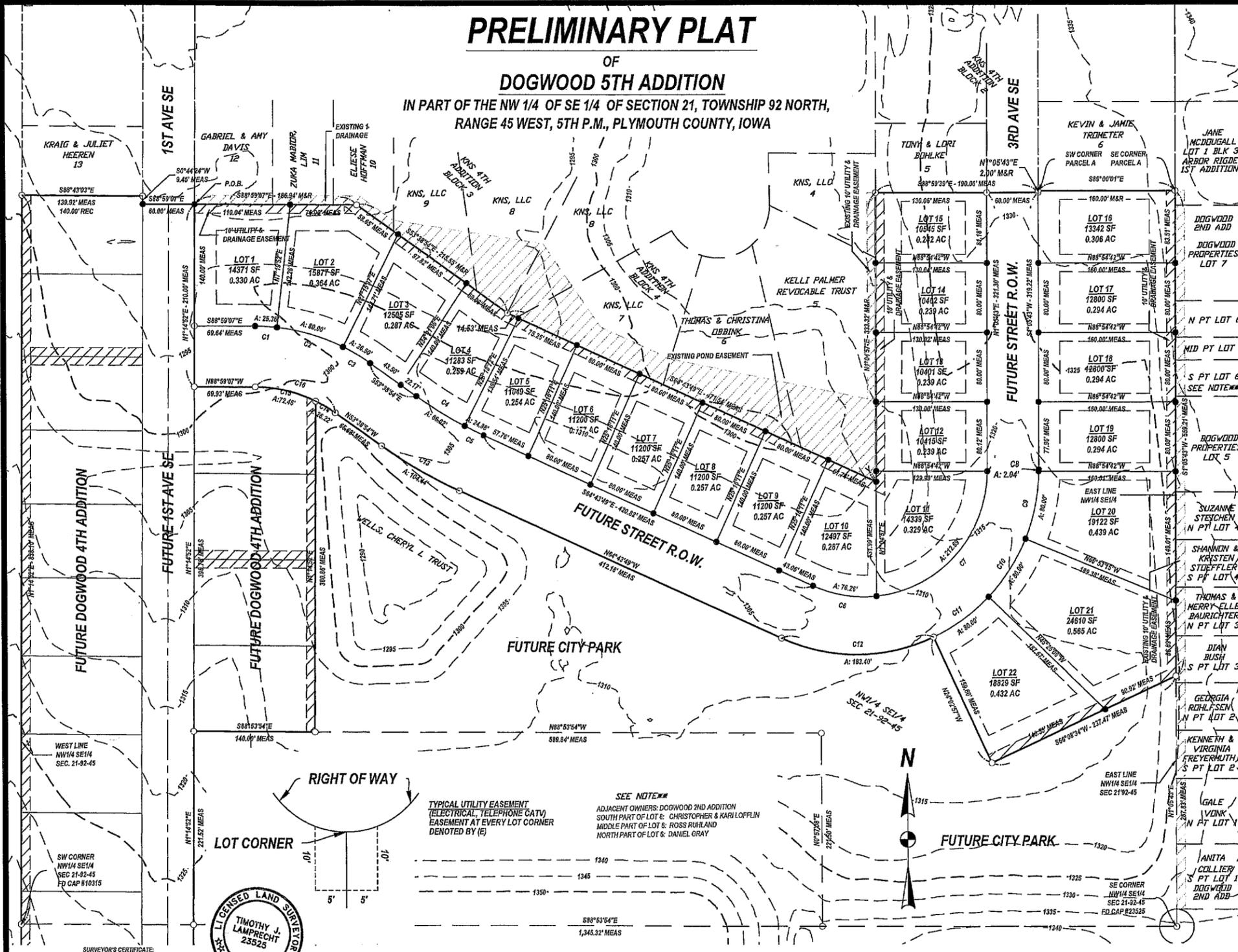
BUILDING SETBACKS :
 FRONT YARD : 25'
 REAR YARD : 30'
 SIDE YARD :
 SINGLE STORY 8'
 TWO STORY 10'
 CORNER SIDE YARD : 25'

LEGAL DESCRIPTION : DOGWOOD 5TH ADDITION
 ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 92 NORTH, RANGE 45 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PLYMOUTH COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 1°14'52" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21 FOR 888.30 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF BLOCK 13, KNS FOURTH ADDITION TO THE CITY OF LE MARS; THENCE SOUTH 88°43'03" EAST ALONG THE SOUTH LINE OF SAID LOT 13 FOR 139.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 AND THE WEST RIGHT OF WAY LINE OF FIRST AVENUE SOUTH; THENCE SOUTH 0°44'24" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR 9.45 FEET TO THE WESTERLY PROJECTION OF THE SOUTH LINE OF LOT 12 OF SAID KNS FOURTH ADDITION; THENCE SOUTH 88°29'07" EAST ALONG SAID WESTERLY PROJECTION FOR 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°59'07" EAST ALONG THE SOUTH LINE OF SAID LOT 12, LOT 11 AND LOT 10 FOR 186.94 FEET; THENCE SOUTH 55°28'54" EAST ALONG THE SOUTH LINE OF SAID LOT 10 AND THE SOUTH LINE OF LOT 9 AND LOT 8 FOR 215.55 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 4 OF SAID KNS FOURTH ADDITION; THENCE SOUTH 64°43'49" EAST ALONG THE SOUTH LINE OF SAID LOT 8, LOT 7, LOT 6 AND LOT 5 FOR 471.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 1°04'52" EAST ALONG THE EAST LINE OF SAID LOT 5 AND LOT 4 FOR 333.32 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF BLOCK 2 OF SAID KNS FOURTH ADDITION; THENCE SOUTH 89°59'39" EAST ALONG THE SOUTH LINE OF SAID LOT 5 OF SAID BLOCK 2 OF SAID KNS FOURTH ADDITION; THENCE SOUTH 89°59'39" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR 2.00 FEET TO THE SOUTHWEST CORNER OF PARCEL A RECORDED ON DOCUMENT 2021-5374 IN THE PLYMOUTH COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°00'01" EAST ALONG THE SOUTH LINE OF SAID PARCEL A FOR 160.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A AND THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE SOUTH 1°00'33" WEST ALONG SAID EAST LINE FOR 559.21 FEET; THENCE SOUTH 69°08'34" WEST FOR 237.47 FEET; THENCE NORTH 24°02'52" WEST FOR 159.50 FEET; THENCE WESTERLY FOR 183.40 FEET ON A 213.50 FOOT RADIUS CURVE, CONCAVE NORTHERLY, HAVING A LONG CHORD OF 177.82 FEET, BEARING NORTH 89°20'23" WEST; THENCE NORTH 64°43'49" WEST FOR 412.18 FEET; THENCE NORTHWESTERLY FOR 104.44 FEET ON A 540.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A LONG CHORD OF 104.28 FEET, BEARING NORTH 59°12'12" WEST; THENCE NORTH 59°12'12" WEST FOR 65.68 FEET; THENCE NORTHWESTERLY FOR 98.68 FEET ON A 160.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A LONG CHORD OF 97.12 FEET, BEARING NORTH 73°19'01" WEST; THENCE NORTH 88°59'07" WEST FOR 69.93 FEET; THENCE NORTH 1°14'52" EAST FOR 210.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 8.917 ACRES, MORE OR LESS.



SHEET :
 1 OF 1

PRELIMINARY PLAT
 DOGWOOD 5TH ADDITION



NOTES

1. TIMOTHY J. LAMPRECHT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT ALL MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED.

TIMOTHY J. LAMPRECHT
 LICENSE NUMBER : 25525
 MY LICENSE RENEWAL DATE IS : DECEMBER 31, 2025
 SHEETS COVERED BY THIS SEAL : 1
 PLAT DATE : FEBRUARY 18, 2025

FEMA FLOOD ZONE X
 MAP #19149C0293E
 EFFECTIVE DATE 10/27/2022

AT THE TIME OF RECORDING, THE OWNERSHIP OF ALL STREETS WILL BECOME VESTED FEE TITLE IN THE NAME OF THE CITY OF LE MARS

SCALE :

GRAPHIC SCALE
 0 60' 120'

ORIGINALLY PLOTTED ON 22" x 34" SHEET
 BAR IS 2 INCHES IN TOTAL LENGTH ON ORIGINAL DRAWING.
 IF NOT 2 INCHES TOTAL ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGN AL 2/19/2025
 CADD AL 2/19/2025
 REVIEW TL 2/19/2025
 PROJECT # 23598

PATH: I:\2025 CED\2025 Projects\23598 - Dogwood Phase 4\Project\CADD\2025 - DOGWOOD DESIGN\Survey\Dogwood 5th - 5th Addition PRELIMINARY PLAT - CIVIL\2025.dwg

CEC
 CIVIL ENGINEERS & CONSTRUCTORS, LLC

PO BOX 195
 1270 S DERBY LANE
 NORTH SIOUX CITY, SD 57049

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LEGEND

- INDICATES FOUND CAP #12090 UNLESS OTHERWISE INDICATED
- FOUND NAIL
- SET "MAG NAIL
- SET 1/2" X 30" REBAR W/ ORANGE CAP #23525
- M MEASURED DIMENSION
- R RECORD DIMENSION