

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

**PLANNING & ZONING COMMISSION MEETING**

**Tuesday, June 3, 2025 4:15 P.M.**

**AGENDA**

**I. CALL TO ORDER**

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

**III. MINUTES**

1. 04/29/25

**IV. BUSINESS**

1. Preliminary Plat for Parkview Terrace Third Filing.

**P&Z Action: (approving) (denying)** – Preliminary Plat for Parkview Terrace Third Filing.

**City Staff Comments** – A Preliminary plat request was received from Herd Bull Holdings, LLC. The request is for approving the preliminary plat for Parkview Terrace Third Filing located at 76 16<sup>th</sup> Ave. NW in Le Mars, Iowa and will make a recommendation to the Le Mars City Council.

**V. ADJOURNMENT**

Planning & Zoning Commission Meeting  
Minutes  
April 29, 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 Chairperson Schipper.

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

III. Minutes: Sitzmann moved, Galles seconded March 4, 2025, meeting minutes be approved.  
Ayes: All present.

IV. Business:

1. Rezoning of PT Lot 3, Holton's Subdivision Parcel A (12-17-401-036) to B-2 (General Business).

Red Shed Enterprises LLC owns an 8.44-acre parcel located at the southwest intersection of Holton Drive and Blue Diamond Drive. This parcel is currently zoned I-3 (Heavy Industrial). They are requesting a rezoning of the property to B-2 (General Business) district as all of the businesses and apartments around this parcel are B-2 and by rezoning this parcel, it can be developed as commercial, multi-family, or a combination of the two. Noted correction: Parcel was published as 12-17-401-035 and should be 12-17-401-036.

MOTION: Sitzmann moved, Susemihl seconded the rezoning of Parcel A (12-17-401-036) from I-3 (Heavy Industrial) to B-2 (General Business) district be approved. Ayes: All present.

2. Review the Final Plats, Covenants, and Zoning of Dogwood 4th and 5th Additions.

A Final plat request was received for Dogwood 4<sup>th</sup> and 5<sup>th</sup> Additions located south of 18<sup>th</sup> St SE, south of 1<sup>st</sup>, 2<sup>nd</sup>, & 3<sup>rd</sup> Ave SE, and west of 4<sup>th</sup> Ave SE in Le Mars, Iowa. Steve Schuster was present to explain Dogwood 4<sup>th</sup> is proposed to be zoned R-1 (single-family residential) homes with thirty-one (31) lots and Dogwood 5<sup>th</sup> to be zoned R-1A (medium-density residential) multi-family dwellings for twenty-two (22) lots for a 55 and older community. The Circle in Dogwood 4<sup>th</sup> will be named "Red Oak Circle SE".

Also included for review were the covenants and design standards. The covenant for Dogwood 5<sup>th</sup> has added language #26 Party Walls and the duplex's minimum square footage is 1300 sq ft.

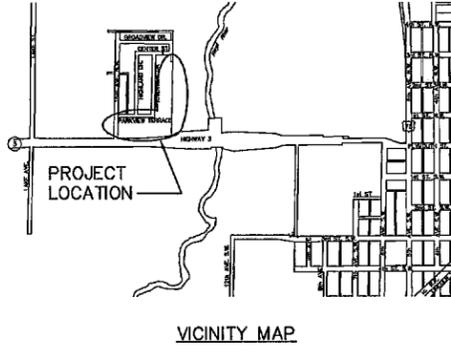
MOTION: Sitzmann moved, Heidebrink seconded Dogwood 4<sup>th</sup> and 5<sup>th</sup> Addition Final Plats and Covenants and the Rezoning of Dogwood 4<sup>th</sup> Addition to R-1 (single-family residential) and Dogwood 5<sup>th</sup> Addition to R-1A (medium-density residential) be approved.

Ayes: All present.

V. Adjournment: Susemihl moved, Galles seconded the meeting be adjourned at 4:30 P.M.  
Ayes: All present.

# PRELIMINARY PLAT OF PARKVIEW TERRACE ADDITION THIRD FILING LEMARS, IOWA

- PROPERTY PIN
- ▲ GOVT. CORNER
- ⚡ POWER POLE
- TELEPHONE PEDESTAL
- ⊙ VALVE
- MANHOLE
- FIRE HYDRANT
- INLET
- STORM SEWER
- WATER MAIN
- SANITARY SEWER



### LEGAL DESCRIPTION

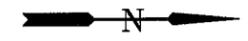
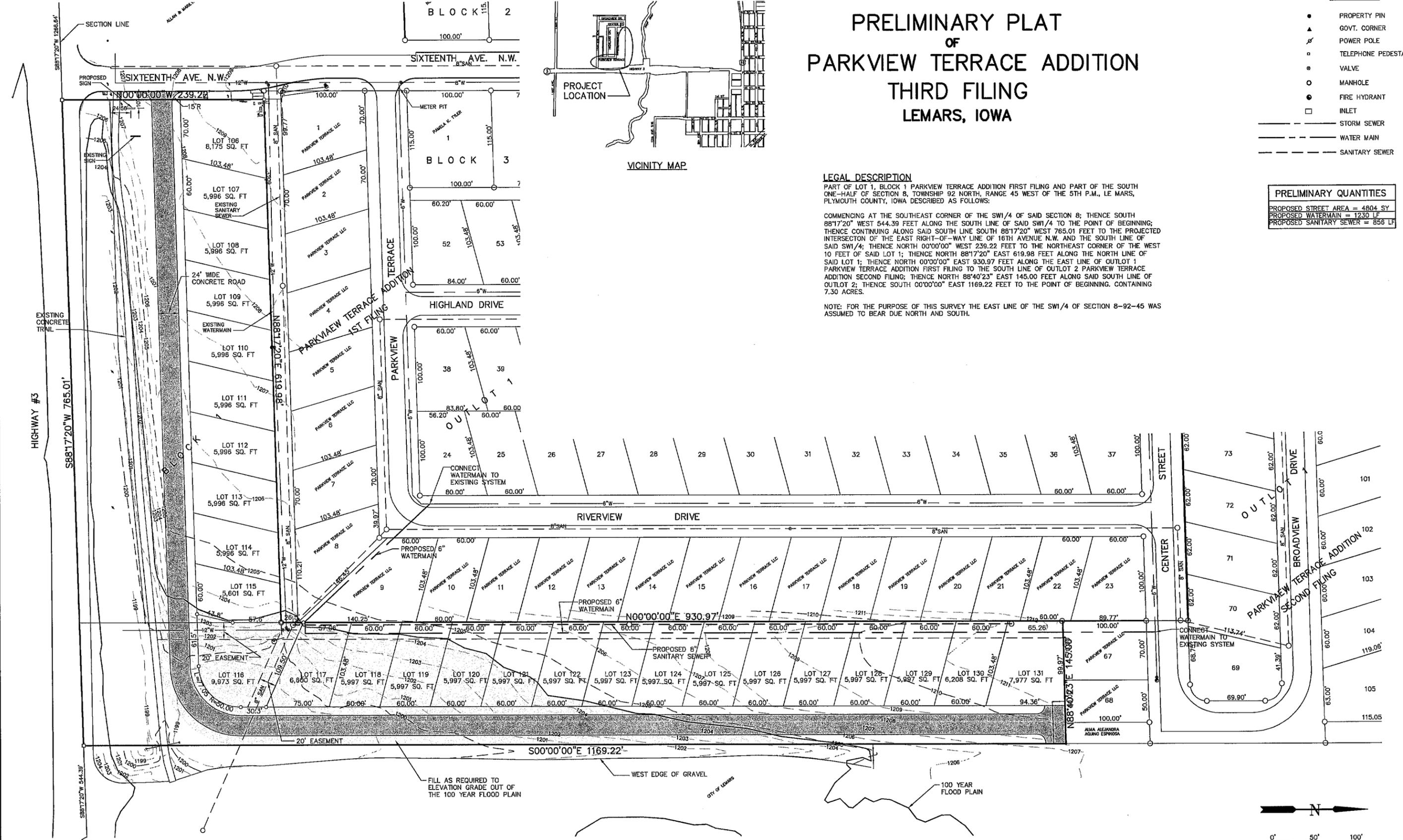
PART OF LOT 1, BLOCK 1 PARKVIEW TERRACE ADDITION FIRST FILING AND PART OF THE SOUTH ONE-HALF OF SECTION 8, TOWNSHIP 92 NORTH, RANGE 45 WEST OF THE 5TH P.M., LE MARS, PLYMOUTH COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SAID SECTION 8; THENCE SOUTH 88°17'20" WEST 544.39 FEET ALONG THE SOUTH LINE OF SAID SW1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88°17'20" WEST 765.01 FEET TO THE PROJECTED INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 16TH AVENUE N.W. AND THE SOUTH LINE OF SAID SW1/4; THENCE NORTH 00°00'00" WEST 239.22 FEET TO THE NORTHEAST CORNER OF THE WEST 10 FEET OF SAID LOT 1; THENCE NORTH 88°17'20" EAST 619.98 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE NORTH 00°00'00" EAST 930.97 FEET ALONG THE EAST LINE OF OUTLOT 1 PARKVIEW TERRACE ADDITION FIRST FILING TO THE SOUTH LINE OF OUTLOT 2 PARKVIEW TERRACE ADDITION SECOND FILING; THENCE NORTH 88°40'23" EAST 145.00 FEET ALONG SAID SOUTH LINE OF OUTLOT 2; THENCE SOUTH 00°00'00" EAST 1169.22 FEET TO THE POINT OF BEGINNING. CONTAINING 7.30 ACRES.

NOTE: FOR THE PURPOSE OF THIS SURVEY THE EAST LINE OF THE SW1/4 OF SECTION 8-92-45 WAS ASSUMED TO BEAR DUE NORTH AND SOUTH.

### PRELIMINARY QUANTITIES

|                                  |
|----------------------------------|
| PROPOSED STREET AREA = 4804 SY   |
| PROPOSED WATERMAIN = 1230 LF     |
| PROPOSED SANITARY SEWER = 856 LF |



0' 50' 100'

DATED: 5/20/2025

### OWNER/SUBDIVIDER

PARKVIEW TERRACE LLC  
76 16TH AVENUE SW  
LE MARS, IOWA 51031

HERD BULL HOLDING CO. LLC  
1853 S. COUNTRYWOOD DRIVE  
WASILLA, AK 99623

### ENGINEER

SCHLOTFELDT ENGINEERING, INC.  
650 12TH STREET S.W. P.O. BOX 806  
LEMARS, IOWA 51031

### ZONING

R-1 RESIDENTIAL

## SCHLOTFELDT ENGINEERING, INC.

650 12th STREET SW, P.O. BOX 806 LE MARS, IOWA 51031

|                |                               |
|----------------|-------------------------------|
| DRAWN BY:      | PRELIMINARY SITE PLAN         |
| CHECKED BY:    |                               |
| DRWG. NO.      | PARKVIEW TERRACE THIRD FILING |
| FIELD BOOK NO. |                               |