

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

**PLANNING & ZONING COMMISSION MEETING**

**Thursday, July 10, 2025 4:15 P.M.**

**AGENDA**

**I. CALL TO ORDER**

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

**III. MINUTES**

1. 06/03/25

**IV. BUSINESS**

1. Final Plat for Parkview Terrace Third Filing.

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

**City Staff Comments** – A final 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  
June 3, 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, Floy, Schipper, Susemihl, Sitzmann.  
                  Members Absent: Gergeni, Heidebrink.  
                  Others Present: Gaul, D. Schipper, Bernhardt.

III. Minutes: Floy moved, Sitzmann seconded April 29, 2025, meeting minutes be approved. Ayes: All present.

IV. Business:

1. Review the Preliminary Plat for Parkview Terrace Third Filing.  
Herd Bull Holdings, LLC is requesting approval of the preliminary plat for Parkview Terrace Third Filing located at 76 16<sup>th</sup> Ave NW in Le Mars, Iowa.

Wayne Schlotfeldt with Schlotfeldt Engineering was present to discuss the preliminary design. This will consist of 26 lots along Highway 3 and continue along the east side past the tree dump. Layout on the road will be contingent on what the City plans for future development. Third Filing will be completed in separate phases.

MOTION: Susemihl moved, Floy seconded the Preliminary Plat of Parkview Terrace Addition Third Filing be approved. Ayes: All present.

V. Adjournment: Sitzmann moved, Floy seconded the meeting be adjourned at 4:35 P.M. Ayes: All present.

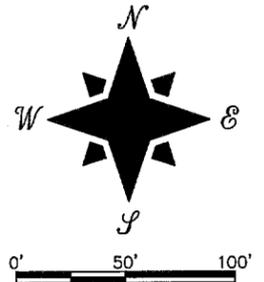
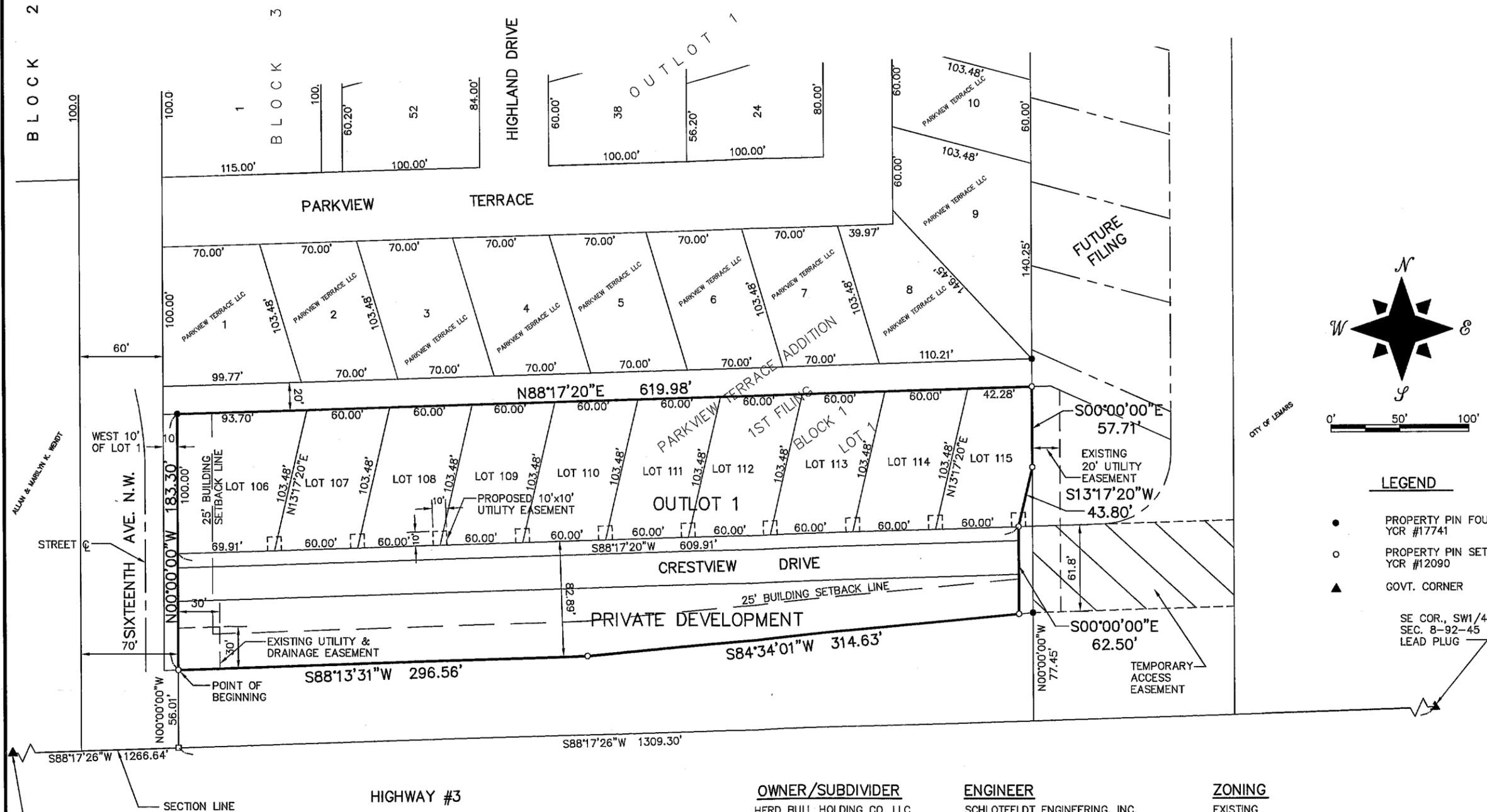
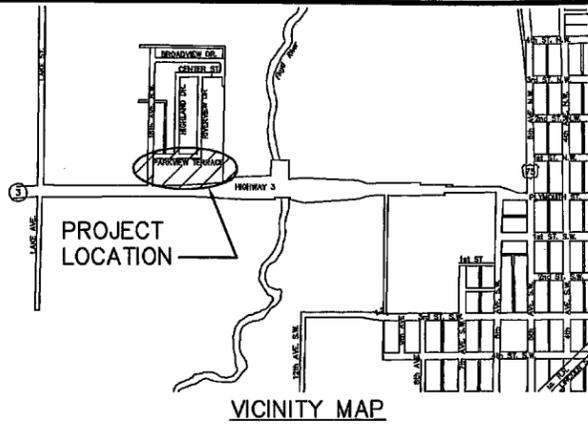
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Wayne Schipper, Chairperson

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Jan Feller, City Clerk

# FINAL PLAT OF PARKVIEW TERRACE ADDITION THIRD FILING LEMARS, PLYMOUTH COUNTY, IOWA



**LEGEND**

- PROPERTY PIN FOUND YCR #17741
- PROPERTY PIN SET YCR #12090
- ▲ GOVT. CORNER

SE COR., SW1/4  
SEC. 8-92-45  
LEAD PLUG

SW COR., SW1/4  
SEC. 8-92-45  
1 1/4" BRONZE  
SEC. COR. MON.

**OWNER/SUBDIVIDER**  
HERD BULL HOLDING CO. LLC  
1853 S. COUNTRYWOOD DRIVE  
WASILLA, AK 99623

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

**ZONING**  
EXISTING  
R-1 RESIDENTIAL