

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

PLANNING & ZONING COMMISSION MEETING

Tuesday, October 28, 2025 4:15 P.M.

AGENDA

I. CALL TO ORDER

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

III. MINUTES

1. 09/09/25

IV. BUSINESS

1. Preliminary Plat of Crossroads Commons and to be zoned B-2 (General Business District).

P&Z Action: (approving) (denying) – Preliminary Plat of Crossroads Commons and to be zoned B-2 (General Business District).

2. Rezone Dogwood Industrial Park First Addition from I-2 (General Industrial District) to B-2 (General Business District).

P&Z Action: (approving) (denying) – Rezone Dogwood Industrial Park First Addition from I-2 (Industrial Business District) to B-2 (General Business District).

City Staff Comments – The purpose of the meeting is to consider two requests:

- The Le Mars Business Initiative Corporation to consider the Preliminary Plat of Crossroads Commons which is located at the northwest intersection of Key Avenue and 24th Street S.W. and to be zoned B-2 (General Business District).
- A request from Dogwood Properties, LLC. to rezone Dogwood Industrial Park, First Addition (lots 1 through 14) located at the intersection of 6th Avenue SW and 12th Street SW from I-2 (Industrial Business District) to B-2 (General Business District).

V. ADJOURNMENT

Planning & Zoning Commission Meeting
Minutes
September 9, 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: Susemihl, Gergeni, Heidebrink, Schipper.
 Members Absent: Galles, Floy, Sitzmann.
 Others Present: Gaul, Bernhardt, Vacura, Bruns, Schipper.

III. Minutes: Gergeni moved, Heidebrink seconded the July 10, 2025, meeting minutes be approved. Ayes: All present.

IV. Business:

1. Rezoning parcel 12-09-484-007 Floyd Valley Apartments, 110 6th Avenue NE, from R-1 (Residential Single-Family) to R-2 (Residential Multi-Family). The apartment building is in the process of being sold to a new operator THR-Floyd, LLC and will continue to be operated as a multi-family. The Code of Ordinances makes the use as multi-family as non-conforming within the R-1 district and would require a variance be granted in order to rebuild. THR-Floyd, LLC has requested the City rezone the property to make it a conforming use.

MOTION: Susemihl moved, Gergeni seconded the rezoning of parcel 12-09-484-007 (110 6th Avenue NE) from R-1 (Residential Single-Family) to R-2 (Residential Multi-Family). Ayes: All present.

V. Adjournment: Heidebrink moved, Susemihl seconded the meeting be adjourned at 4:21 P.M. Ayes: All present.

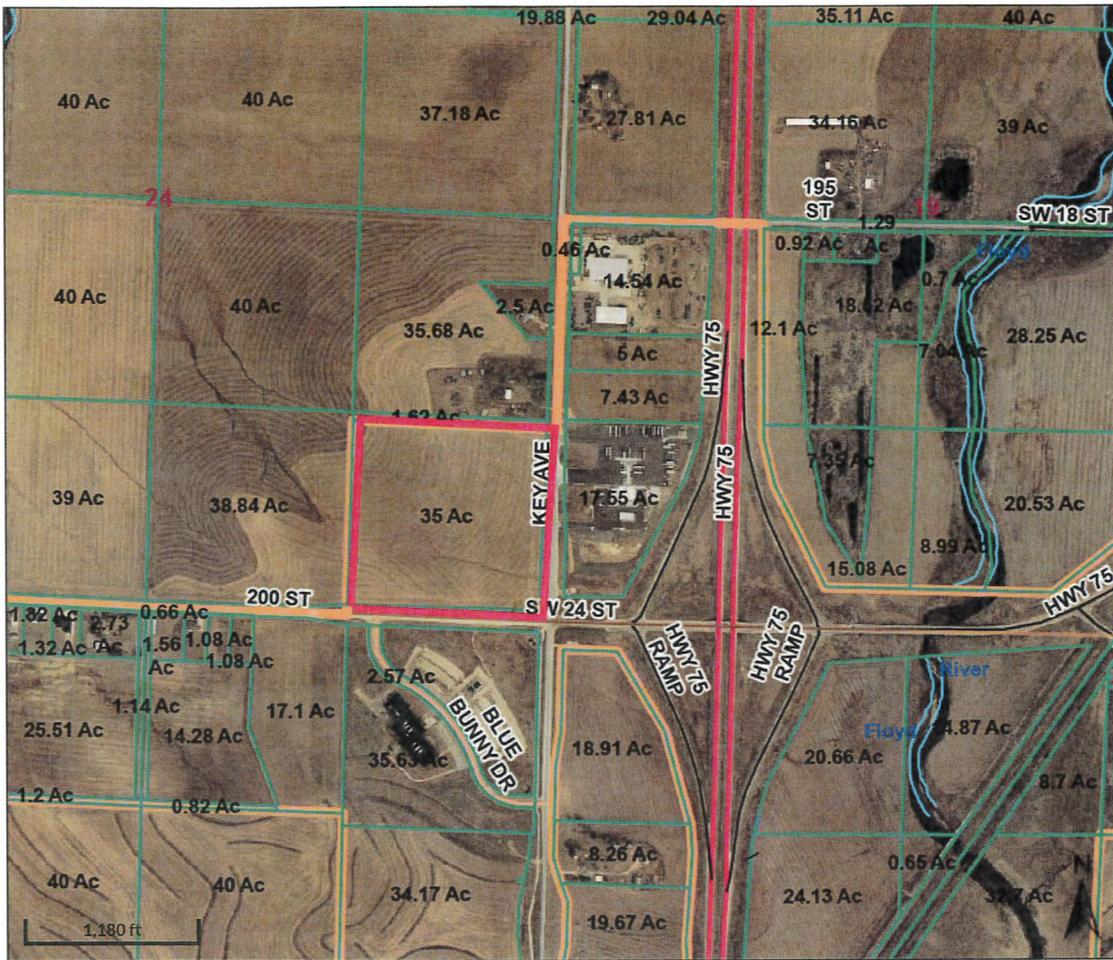
Wayne Schipper, Chairperson

Jan Feller, City Clerk

Crossroads Commons Location



Plymouth County, IA



Overview



Legend

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

Parcel ID	12-17-476-010	Alternate ID	1217476010	Owner Address	Dogwood Properties LLC
Tax District	752	Class	A		PO Box 1110
Sec/Twp/Rng	17-92-45	Acreage	1.52		Le Mars, IA 51031
Property Address	LE MARS				
District	LE MARS AG UR T IF/LE MARS SCH				
Brief Tax Description	LOT 4				
	DOGWOOD IND PARK ADD				
	LE MARS AG				
	(Note: Not to be used on legal documents)				

Date created: 10/16/2025
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 GEOSPATIAL

EXISTING LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 92, RANGE 46 WEST OF THE 5TH P.M., PLYMOUTH COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the southwest corner of the southeast quarter of the southeast quarter of said section 24; Thence North 01°02'22" East, along the West line of said southeast quarter of the southeast quarter, 60.00 feet to a point on the North line of Parcel 1 per Document 2004 5744, being also the point of beginning. Thence South 88°19'44" East, along said North line, 664.73 feet; Thence North 87°51'25" East, continuing along said North line, 150.33 feet; Thence South 88°19'44" East, continuing along said North line, 450.30 feet to a point on the West line of said Parcel 1; Thence North 00°50'48" East, along said West line, 470.91 feet; Thence North 04°39'39" East, continuing along said West line, 150.33 feet; Thence North 00°50'48" East, continuing along said West line, 573.22 feet; Thence North 88°08'54" West, 1271.16 feet to a point on the West line of the southeast quarter of the southeast quarter; Thence South 01°02'22" West, along said West line, 1208.23 feet to the point of beginning.

OWNERS / DEVELOPERS:

Le Mars Business Initiative Corporation
40 Central Avenue SE
Le Mars, IA 51031

SURVEYOR:

ISG
345 N Reid Place Suite 300
Sioux Falls, SD 57103
(605)-274-6401

AREA TABLE:

- Lot 1 = 44,746 sq. ft.
- Lot 2 = 44,519 sq. ft.
- Lot 3 = 44,402 sq. ft.
- Lot 4 = 44,286 sq. ft.
- Lot 5 = 50,019 sq. ft.
- Lot 6 = 104,815 sq. ft.
- Lot 7 = 128,150 sq. ft.
- Lot 8 = 128,022 sq. ft.
- Lot 9 = 128,372 sq. ft.
- Lot 10 = 129,083 sq. ft.
- Lot 11 = 101,681 sq. ft.
- Lot 12 = 183,512 sq. ft.
- Lot 13 = 44,162 sq. ft.
- Lot 14 = 43,937 sq. ft.
- Lot 15 = 157,456 sq. ft.
- Right of Way = 147,626 sq. ft.
- Total = 1,524,787 sq. ft. - 35.00 acres

PROPOSED PROPERTY:

ZONED: B-2
Setbacks
Front - 25 feet
Side - none
Rear - none

BENCHMARK:

Top operating nut of fire hydrant located on east side of Key Avenue 700± feet north of SW 24th Street.
Elev=1216.30 (NAVD88)

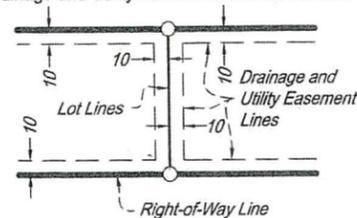
FLOOD ZONE:

The surveyed premises shown on this survey map is not in a Special Flood Hazard Area or a Other Areas of Flood Hazard, according to Flood Insurance Rate Map Community Panel No. 19149C0289E, published by the Federal Emergency Management Agency, effective date October 27, 2022.

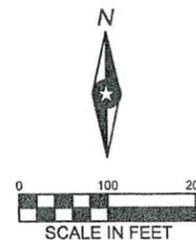
NOTE:

At the time of recording, the ownership of all streets will become vested fee title in the name of the City of Le Mars.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right-of-way lines and rear lot lines, unless otherwise indicated on the plat.



I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.



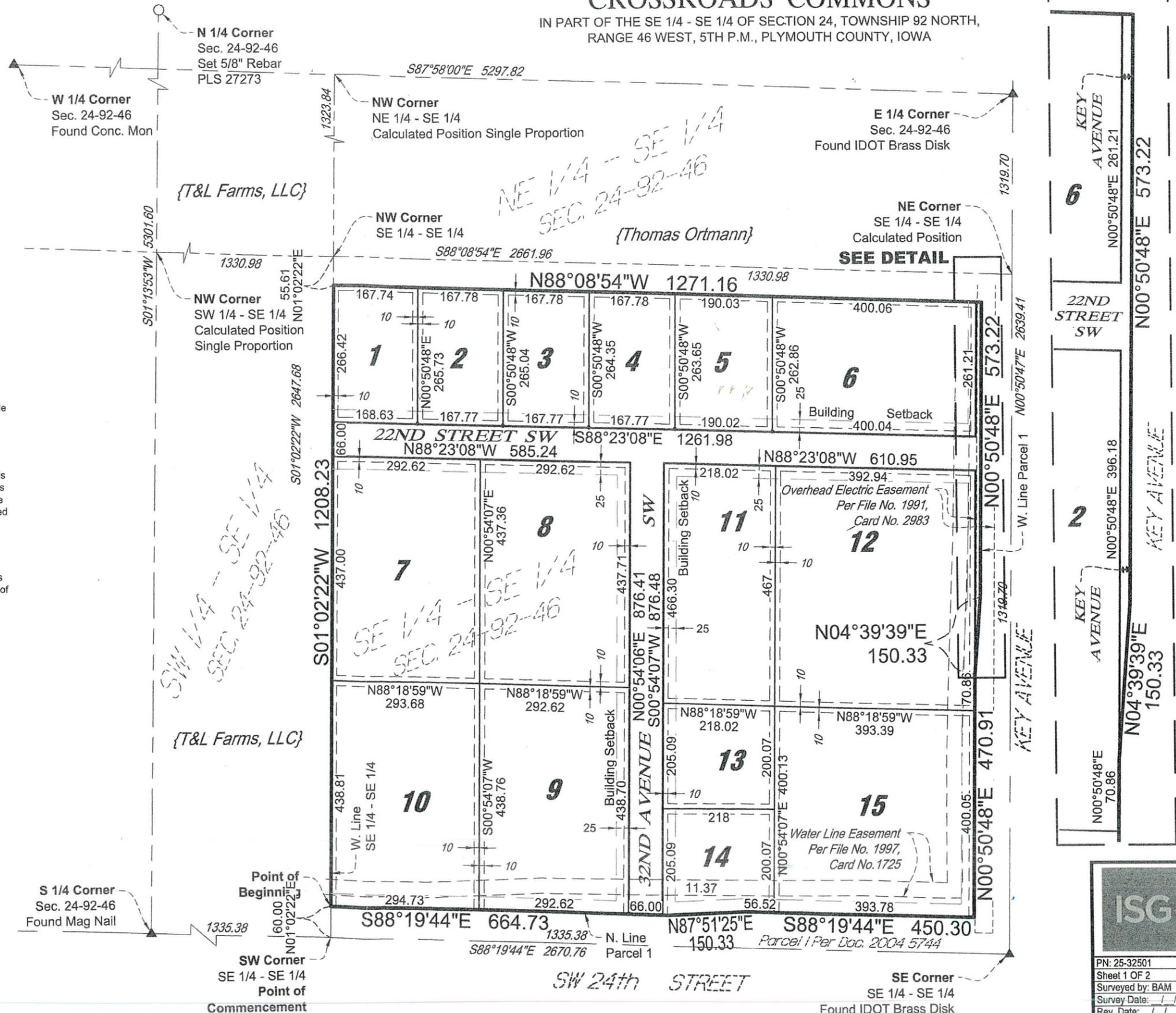
Brian Riniker
Brian Riniker
License Number 27273
My License renewal date is 12/31/25
Pages covered by this seal 1
Date: 10-14-25

PRELIMINARY PLAT OF CROSSROADS COMMONS

IN PART OF THE SE 1/4 - SE 1/4 OF SECTION 24, TOWNSHIP 92 NORTH, RANGE 46 WEST, 5TH P.M., PLYMOUTH COUNTY, IOWA

DETAIL

1" = 100'



ISG

PN: 25-32501
Sheet 1 OF 2
Surveyed by: BAM
Survey Date: / /
Rev. Date: / /

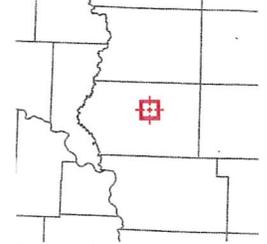
Dogwood Industrial Park First Addition Location



Plymouth County, IA



Overview



Legend

Parcels

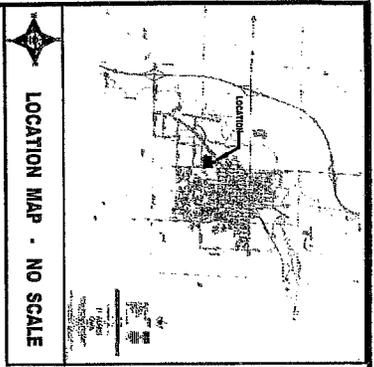
- BLL
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- Wind Turbines
- Parcels
- Lot Dashed Line

Roads

- 1
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Final Plat

Dogwood Industrial Park, First Addition - Le Mars, Iowa

AGP L P
DBA
CONSOLIDATED NUTRITION

Midwest Power
Systems Inc.

CLARA S. HAHN

Le Mars Community
School District

Owner/Subdivider
Dogwood Properties LLC
PO Box 1110
Le Mars, IA, 51031

Contact: Steve Schuster - 712.546.5124

Surveyor
Professional Surveying Services Inc.
515 Hawkeye Avenue SW
Le Mars, IA, 51031
712.546.6325

Zoning
Existing = H-1
Proposed = I-2

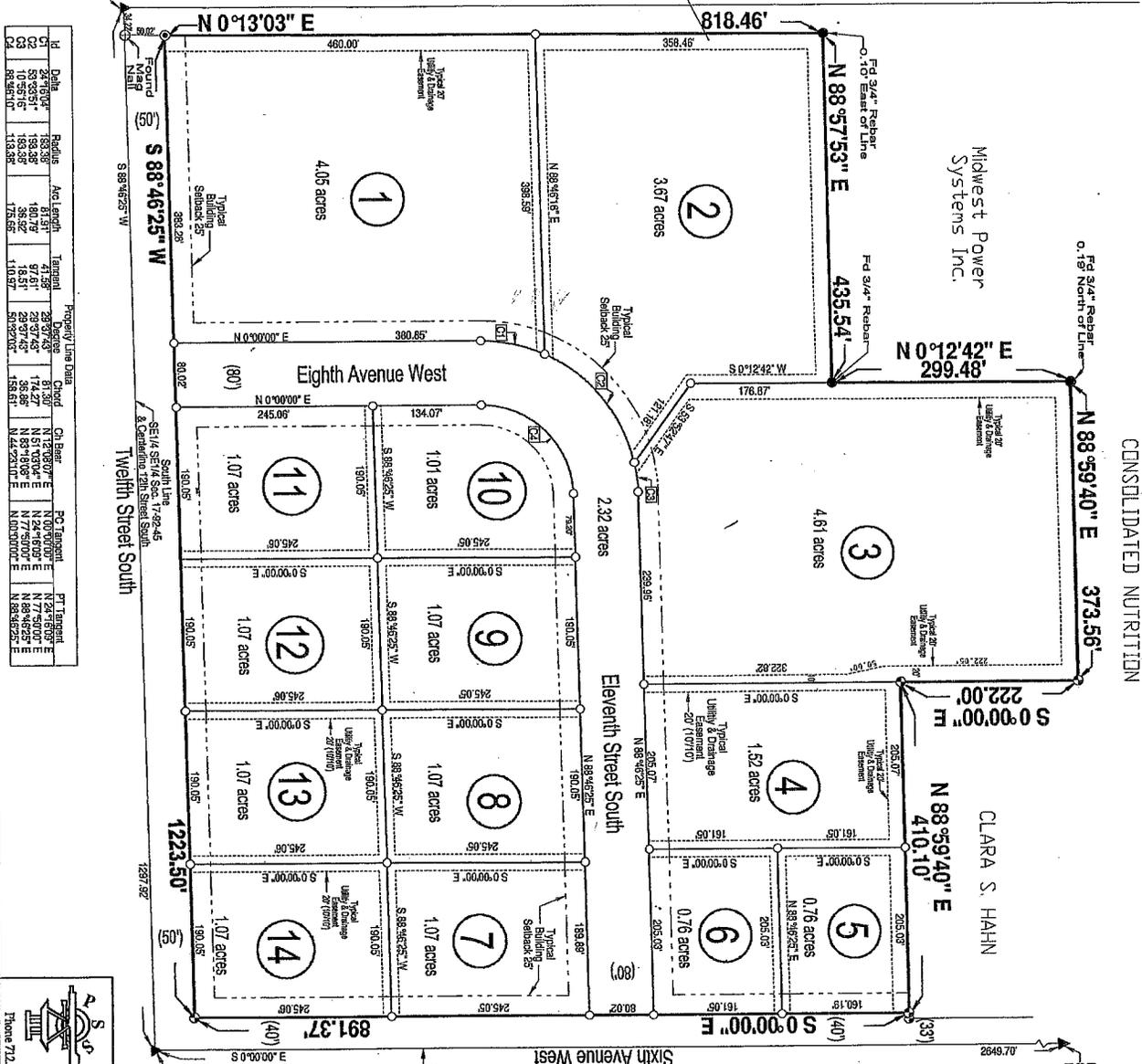
Utilities
Water - City of Le Mars
Sanitary - City of Le Mars
Gas - Mid American
Electrical - Mid American
Telephone - Frontier

Dean
Foods
North
Central
LLC

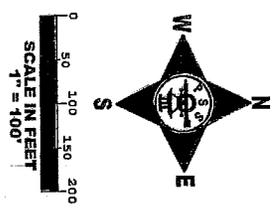
Legal Description:

Parcel "D" Doc. #2019-523, Plymouth County Recorder's Office of the Southeast Quarter of the Southeast Quarter of Section 17, Township 32 North, Range 45 West of the 8th P.M., City of Le Mars, Plymouth County, Iowa. Contains 26.19 Acres and is subject to any and all Easements of Record.

For the Purpose of this Survey, the South line of the SE1/4 of the SE1/4 of said Section 17 is assumed to bear S 88°46'25" W.



Lot	Area	Perimeter	Area	Perimeter	Area	Perimeter	Area	Perimeter
1	4.05	888.25	888.25	888.25	888.25	888.25	888.25	888.25
2	3.67	888.25	888.25	888.25	888.25	888.25	888.25	888.25
3	4.61	888.25	888.25	888.25	888.25	888.25	888.25	888.25
4	1.52	888.25	888.25	888.25	888.25	888.25	888.25	888.25
5	0.76	888.25	888.25	888.25	888.25	888.25	888.25	888.25
6	0.76	888.25	888.25	888.25	888.25	888.25	888.25	888.25
7	1.07	888.25	888.25	888.25	888.25	888.25	888.25	888.25
8	1.07	888.25	888.25	888.25	888.25	888.25	888.25	888.25
9	1.07	888.25	888.25	888.25	888.25	888.25	888.25	888.25
10	1.01	888.25	888.25	888.25	888.25	888.25	888.25	888.25
11	1.07	888.25	888.25	888.25	888.25	888.25	888.25	888.25
12	1.07	888.25	888.25	888.25	888.25	888.25	888.25	888.25
13	1.07	888.25	888.25	888.25	888.25	888.25	888.25	888.25
14	1.07	888.25	888.25	888.25	888.25	888.25	888.25	888.25



○ = Set 1/2" Rubber W/Blue Cap #10315
 ⊗ = Round 5/8" Rubber W/Orange Cap #14774
 ⊙ = Round 5/8" Rubber W/Yellow Cap #14970
 Pins will be set within
 One Year of Recording of Plat

PSS Inc.

Office in Le Mars & Cherokee
 515 Hawkeye Ave SW - Le Mars, Iowa 51031
 Phone 712.546.6325 - Fax 712.546.6599 - Email dsw@pssinc.com