

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

PLANNING & ZONING COMMISSION MEETING

Tuesday, April 29, 2025 4:15 P.M.

AGENDA

I. CALL TO ORDER

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

III. MINUTES

1. 03/04/25

IV. BUSINESS

1. Rezone parcel 12-17-401-035 at the southwest intersection of Holton Drive and Blue Diamond Drive to B-2.
2. **P&Z Action: (approving) (denying)** – Rezone parcel 12-17-401-035 at the southwest intersection of Holton Drive and Blue Diamond Drive to B-2.

City Staff Comments – Red Shed Enterprises, LLC owns an 8.44-acre parcel (Parcel #12-17-401-035) located at the southwest intersection of Holton Drive and Blue Diamond Drive. The parcel is currently zoned I-3 (Industrial). They are requesting a rezoning of the property and seeks to have it rezoned to B-2 (General Business District).

V. ADJOURNMENT

Planning & Zoning Commission Meeting
Minutes
March 4, 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, Gergeni, Schipper, Sitzmann.
Members Absent: Floy, Heidebrink.
Others Present: Gaul, Bernhardt.

III. Minutes: Sitzmann moved, Gergeni seconded the January 7, 2025, meeting minutes be approved. Ayes: All present.

IV. Business:

1. Review the Preliminary Plat of Dogwood 4th and 5th Additions.

The preliminary plat for Dogwood 4th and 5th Additions is located south of 18th St SE and south of 1st, 2nd, & 3rd Ave SE and west of 4th Ave SE in Le Mars, Iowa. Brett Langley and Steve Schuster were present to explain Dogwood 4th will be residential single-family homes and Dogwood 5th is going to be multi-family dwellings for 55 and older community.

There will be a large retention pond to hold all the heavy water run-offs and will help with any potential flooding and a park area around 5 acres will be located along the retention pond.

MOTION: Susemihl moved, Sitzmann seconded the Preliminary Plat of Dogwood 4th and 5th Additions be approved. Ayes: All present.

V. Adjournment: Sitzmann moved, Susemihl seconded the meeting be adjourned at 4:39 P.M. Ayes: All present.

Wayne Schipper, Chairperson

Jan Feller, City Clerk



Plymouth County, IA



Plymouth County, IA

Owners

Primary Owner (Deed Holder)
[Red Shed Enterprises LLC](#)
 112 Central Ave NE
 Le Mars, IA 51031

Doing Business As

VACANT LAND

Summary

Parcel ID 12-17-401-036
 Alternate ID 1217401036
 Property Address
 Sec/Twp/Rng 17-92-45
 Brief Legal Description PT LOT 3 HOLTON'S SUB'D LE MARS PARCEL A
 (Note: Not to be used on legal documents)
 Document(s) DED: 2023-1016 (2023-04-06)
 SUR: 2023-703 (2023-03-09)
 MSC: 2009-5537 (2009-11-03)
 MSC: 2009-5536 (2009-11-03)
 DED: 2009-4978 (2009-09-29)
 DED: 2008-5173 (2008-11-17)
 Gross Acres 0.00
 Exempt Acres N/A
 Net Acres 0.00
 Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District LE MARS CITY LE MARS SCH LEMARS BUS CORR
 School District LE MARS SCHOOL



Land

Lot Area 8.44 Acres ;367,646 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/5/2023	OB INVESTMENTS INC	RED SHED ENTERPRISES LLC	2023-1016	Vacant lot	Deed		\$975,000.00
3/6/2023			2023-703	Other with explanation	Deed		\$0.00

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

[Recording: 2023-703 - Parcel: 12-17-401-021](#)
[Recording: 2023-703 - Parcel: 12-17-401-035](#)

Permits

Permit #	Date	Description	Amount
	08/14/2008	Misc	0

Valuation

	2025	2024	2023
Classification	Commercial	Commercial	Commercial
+ Land	\$220,100	\$220,100	\$82,290
= Total Assessed Value	\$220,100	\$220,100	\$82,290

Taxation

	2023 Pay 2024-2025
Classification	Commercial
+ Taxable Land Value	\$38,135
+ Taxable Building Value	\$0
+ Taxable Dwelling Value	\$0
= Gross Taxable Value	\$38,135
- Military Exemption	\$0
- Homestead 65+ Exemption	\$0
= Net Taxable Value	\$38,135
x Levy Rate (per \$1000 of value)	27.59496
= Gross Taxes Due	\$1,052.33

	2023 Pay 2024-2025
- Ag Land Credit	\$0.00
- Disabled and Senior Citizens Credit	\$0.00
- Family Farm Credit	\$0.00
- Homestead Credit	\$0.00
- Business Property Credit	\$0.00
- Prepaid Tax	\$0.00
= Net Taxes Due	\$1,052.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$526	Yes	2025-03-28	28385
	September 2024	\$526	Yes	2024-09-27	
2022	March 2024	\$609	Yes	2024-03-31	28342
	September 2023	\$609	Yes	2023-09-28	

Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

Military Service Tax Exemption Application

[Apply Online for the Military Service Tax Exemptio](#)

Photos



Vanguard Info Link



[Click here to visit the Assessor's VCS information page](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Soils Report, Yard Extras, Tax Sale, Sketches.

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