

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 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. Steve Schuster was present to explain Dogwood 4th is proposed to be zoned R-1 (single-family residential) homes with thirty-one (31) lots and Dogwood 5th 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 4th will be named "Red Oak Circle SE".

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

MOTION: Sitzmann moved, Heidebrink seconded Dogwood 4th and 5th Addition Final Plats and Covenants and the Rezoning of Dogwood 4th Addition to R-1 (single-family residential) and Dogwood 5th 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.