

Planning & Zoning Commission Meeting  
May 28, 2019 - 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 Chairman Bollin.

II. Roll Call: Members Present: Bollin, Sitzmann, Floy, Schipper, Gergeni.  
Members Absent: Kenaley, Wagner.  
Others present: Vacura, Nelson, Schipper, Wilberding

III. Minutes: Sitzmann moved, Floy seconded the March 4, 2019 special meeting minutes be approved. Ayes: All present.

IV. Business:

1. Preliminary and Final Plat of KNSJB Addition.

- Replat Lots 1-5, Block 1, Plueger Industrial Park. Approximately 5.16 acres zoned I-1 (light industrial) located at 1275 6th Ave SW (NW corner of Prospect St & 6th Ave SW).

The property was previously platted as Lots 1-5, Block 1, Plueger Industrial Park. Developer/Owner Bruce Kellen was present with a request to Replat the property as Lots 1-17, Block 1, KNSJB Addition due to interest he's received to sell some Lots. Initial purpose is to construct Storage Sheds; however, the property will allow future structures/businesses compliant in an I-1 zone. Private Streets will be put in off 6<sup>th</sup> Ave SW. Wayne Schipper emphasized to be cautious of putting in 'private streets' due to the possibility in later years the City 'assumes' them and it may create problems. Private utilities will be installed as needed – electric, City water main and fire hydrants currently exist, as well as easements for sanitary sewer and storm sewer. Streets are required to be named and included on the Final Plat prior to City Council approval.

MOTIONS: Schipper moved, Sitzmann seconded the Preliminary Plat of KNSJB Addition be accepted. Ayes: All present.

Gergeni moved, Floy seconded the Final Plat of KNSJB Addition be accepted, subject to the naming of private streets and the Final Plat be emailed to Planning & Zoning members prior to the City Council meeting on June 4, 2019. Ayes: All present.

V. Adjournment: Floy moved, Sitzmann seconded the meeting be adjourned at 4:45 P.M. Ayes: All present.

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Dennis Bollin Chairman

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Beverly Langel, City Clerk