

Planning & Zoning Commission Meeting
Minutes
October 28, 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, Susemihl, Gergeni, Heidebrink, Schipper, Sitzmann.
 Members Absent: None.
 Others Present: Gaul, D. Schipper, Bernhardt, Bruns.
- III. Minutes: Sitzmann moved, Gergeni seconded September 9, 2025, meeting minutes be approved. Ayes: All present.

IV. Business:

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

The Le Mars Business Initiative Corporation is requesting approval of the preliminary plat of Crossroads Commons located at the northwest intersection of Key Avenue and 24th Street S.W., in Le Mars, Iowa and to be zoned B-2 (General Business District). This area is 35 acres with 15 lots varying in size to be used for commercial development. The first three goals for this area are Food, Fuel, and Lodging to draw traffic off Highway 75.

Arie Hoekstra with ISG spoke about the traffic light study at the intersection of Key Ave and 24th Street that was done post construction. It is currently a 2-way stop, that may convert to a 4-way stop with a possible traffic light as the lots fill up. Key Avenue will be widened and ISG is working with City staff on a lane configuration.

MOTION: Susemihl moved, Heidebrink seconded the Preliminary Plat of Crossroads Commons and to be zoned B-2 (General Business District) be approved. Ayes: All present.

2. Request to Rezone Dogwood Industrial Park First Addition from I-2 (General Industrial District) to 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). Steve Schuster owns Lots 1 through 6 and Brad Galles currently owns the apartments on Lots 8, 9, and 10 in this location that are not allowed in an I-2 district. The Fire station will be placed on Lot 11 and 12 so a B-2 zoning will make the whole area in conformity.

MOTION: Sitzmann moved, Galles seconded the rezoning of Dogwood Industrial Park First Addition (Lots 1 through 14) from I-2 (Industrial Business District) to B-2 (General Business District) be approved.

Ayes: All present.

- V. Adjournment: Floy moved, Heidebrink seconded the meeting be adjourned at 4:30 P.M. Ayes: All present.

Wayne Schipper, Chairperson

Jan Feller, City Clerk