

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

PLANNING & ZONING COMMISSION MEETING
Tuesday, July 5, 2022 4:15 P.M.
AGENDA

I. CALL TO ORDER

- II. ROLL CALL - WAGNER____, FLOY____, BOLLIN____, GERGENI____,
KENALEY____, SCHIPPER____, SITZMANN____

III. MINUTES

1. October 12, 2021

IV. BUSINESS

1. Appointment of P&Z Chairperson and Vice Chairperson in accordance with Le Mars Code of Ordinance Chapter 24.05(1).
2. Review the Final Plat of Majestic View Addition.
3. Rezoning of Majestic View Addition, from an R(rural) to an R-1 Residential.

City Staff comments:

P & Z Action:

1. Motion (approving) (denying) the nomination of _____ as Chairperson of the Planning and Zoning Commission and the nomination of _____ as Vice Chairperson of the Planning and Zoning Commission.
2. Motion (approving) (denying) Final Plat of Majestic View Addition, Le Mars, and recommend to the Le Mars City Council.
3. Motion (approving) (denying) the rezoning of Majestic View Addition from R(rural) to an R-1 Residential.

General Information: Majestic View Addition is a single lot consisting of a total of 6.778 acres, of which, 5.583 acres is a buildable lot and the remaining 1.195 acres, identified as Outlot 1, will be dedicated for the continuation of 22nd St SE, water main, sanitary sewer main and storm water drainage.

Majestic View addition sits immediately to the west of Dogwood 3rd Addition and immediately to the south of KNS LLC property that has not yet been platted, but in conjunction with KNS 4th Addition.

V. ADJOURNMENT

Planning & Zoning Commission Meeting
October 12, 2021 - 4:15 P.M.

I. The special meeting of the Le Mars Planning & Zoning Commission was called to order at 4:15 P.M. by Chairperson Bollin.

II. Roll Call: Members Present: Bollin, Kenaley, Sitzmann, Gergeni.
 Members Absent: Wagner, Floy.
 Others Present: Vacura, D. Schipper, Kirchoff, W. Schipper.

III. Minutes: Gergeni moved, Sitzmann seconded the August 16, 2021 meeting minutes be approved. Ayes: All present.

IV. Business:

1. Replat of Sitzmann's Subdivision, A Minor Subdivision, in rural Plymouth County, within two (2) miles of the City Limits of Le Mars.

The Commission reviewed a request to approve the Replat of Sitzmann's Subdivision, A Minor Subdivision. The Subdivision was established in 1985 and is located 1.5 miles east of Le Mars City Limits of Marble Ave on Hwy 3. It was originally platted as two (2) buildable lots to meet the acreage requirements of Plymouth County. During an expansion and widening project of Hwy 3 the IDOT claimed additional ground of Lots 1 & 2 of Sitzmann's Subdivision as State Hwy 3 right-of-way, which reduced the required acreage requirements of Plymouth County. Therefore, Sitzmann's Subdivision is required to be replated for buildable lots to meet the acreage requirements of Plymouth County. Schlotfeldt Engineering recently completed the survey of Sitzmann's Subdivision and is presenting the Replat of Sitzmann's Subdivision, a Minor Subdivision in Plymouth County.

MOTION: Gergeni moved, Kenaley seconded the Replat of Sitzmann's Subdivision, A Minor Subdivision, be approved with recommendation to City Council at the October 19, 2021 meeting. Ayes: All present.

V. Adjournment: Sitzmann moved, Gergeni seconded the meeting be adjourned at 4:18 P.M. Ayes: All present.

Dennis Bollin, Chairperson

Jacob Widman, City Clerk

