

Planning & Zoning Commission Meeting

Minutes

May 2, 2023 - 4:15 P.M.

I. The 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, Heidebrink, Sitzmann, Schipper, Wagner
 Members Absent: Gergeni, Floy
 Others Present: Vacura, D. Schipper, Bruns

III. Minutes: Sitzmann moved, Schipper seconded the January 31, 2023, meeting minutes be approved. Ayes: All present.

IV. Business:

1. Appointment of P&Z Chairperson and Vice Chairperson in accordance with Le Mars Code of Ordinance Chapter 24.05(1).

MOTION: Heidebrink moved, Wagner seconded the nomination of Dennis Bollin as Chairperson and Wayne Schipper as Vice Chairperson of the Planning and Zoning Commission be approved. Ayes: All present.

2. Review Preliminary Plat of Schuster Industrial Park. Schuster Industrial Park will have three (3) 2-acre lots. Utilities were discussed and a proposed easement for sanitary sewer will go down property line on lot 1. Vacura corresponded with the Engineer on the sanitary sewer and it was approved. The lots will be available for sale in approximately one year. A proposed trailer repair building will be constructed on the adjacent lot, Schuster Properties, prior to any sales.

MOTION: Sitzmann moved, Schipper seconded the Preliminary Plat of Schuster Industrial Park be approved. Ayes: All present.

3. Review Preliminary Plat of KNS 5th Addition. A preliminary Plat was submitted after City Council amended the Chapter and Section 165.15 (1) of the Le Mars Code of Ordinances changing the maximum length of a cul-de-sac to 750ft. Adjacent property owners were present and voiced their concerns.

MOTION: Sitzmann moved, Heidebrink seconded the Preliminary Plat of KNS 5th Addition be approved. Ayes: All present.

4. Review Preliminary Plat of Le Mars Industrial Park 4th Addition. Developing 7 lots in the 3-to-5-acre range. Will take approximately 30 acres of the 230 acres the City owns. Between lots 4 & 5 there will be an easement for the railway to come through the fast-growing area. AJ Martin, with Burlington Junction Railway was present inquiring about the timeline. The goal is to have platting and engineering done and start moving dirt by fall. Ken Kilker voiced his concerns on the excavation and where the water would run if it would have a negative impact on his farm ground. Vacura stated the Engineer has not provided any plans.

MOTION: Wagner moved, Sitzmann seconded the Preliminary Plat of Le Mars Industrial Park 4th Addition be approved. Ayes: All present.

5. Review the Restrictive Covenants of Le Mars Industrial Park 4th Addition. The Covenant was patterned after Southview Industrial Park with the exception of #4. The City shall have the option to repurchase the property after 2 years at the original purchase price City sold it for. This is to encourage development and not leave property vacant.

MOTION: Heidebrink moved, Sitzmann seconded the Restrictive Covenants of Le Mars Industrial Park 4th Addition be approved. Ayes: All present.

- V. Adjournment: Sitzmann moved, Wagner seconded the meeting be adjourned at 4:56 P.M. Ayes: All present.

Dennis Bollin, Chairperson

Jan Feller, City Clerk