

Planning & Zoning Commission Meeting
Minutes
May 30, 2023 - 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 Bollin.
- II. Roll Call: Members Present: Bollin, Floy, Schipper, De Boer, Sitzmann, Gergeni, Heidebrink.
 Members Absent: None.
 Others Present: Gaul, Vacura, D. Schipper, Bruns.
- III. Minutes: Sitzmann moved, Schipper seconded the May 2, 2023, meeting minutes be approved. Ayes: All present.
- IV. Business:
1. Review the Preliminary Plat of Southview Industrial Park.
City Staff has met with the developer to review the concept plan for Southview Industrial Park, and after review recommended that the developer proceed to submit a preliminary plat. Gaul reminded everyone that the trades and smaller start-up businesses want smaller lots. One lot has already been recreated for Pet Parlor. The role today is to approve the design of the preliminary plat.
- Baylor Bestgen with JEO Consulting was present to discuss the preliminary design. Grading plans will prepare lots to sell, along with an 8-inch water main, an 8-inch sanitary sewer and lift station, and the paving of 22nd Ave and 34th Street, each thirty-one feet (31') wide, is estimated at three million.
- Fire Chief stated the 8-inch main is good for fire hydrants and suggested the whole 34th Street and 22nd Ave paving be done at once so they don't run into a dead-end cul-de-sac or accommodations will need to be made for turn arounds.
- MOTION: Sitzmann moved, Floy seconded the Preliminary Plat of Southview Industrial Park be approved. Ayes: All present.
- V. Adjournment: Gergeni moved, Schipper seconded the meeting be adjourned at 4:26 P.M. Ayes: All present.

Dennis Bollin, Chairperson

Jan Feller, City Clerk