

Planning & Zoning Commission Meeting  
Minutes  
August 15, 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.
- III. Minutes: Schipper moved, Sitzmann seconded the May 30, 2023, meeting minutes be approved. Ayes: All present.
- IV. Business:
1. Review Final Plat and Construction Design of Southview Industrial Park.  
Baylor Bestgen with JEO Consulting was present to discuss the Final Plat and Construction design. There were some minor changes but overall, it is the same layout. Mark Gaul reminded everyone by creating these smaller lots it gives the businesses with trades that need a smaller footprint an opportunity to do so without purchasing 3-5 acres. Businesses can still have the opportunity to purchase multiple lots.
- MOTION: Sitzmann moved, Floy seconded the Final Plat and Construction Design of Southview Industrial Park be approved. Ayes: All present.
2. Review the Restrictive Covenants of Southview Industrial Park  
Mark Gaul explained he took the existing basic covenants and added additional information. The notable item is the clawback provision stating after two (2) years if an individual does not start construction, the City will have the opportunity to purchase the lot back at the price the individual paid for, but the individual would lose the closing costs. The construction of buildings on each lot will strictly follow the City Code. The Covenant is above and beyond the City Code.
- MOTION: Schipper moved, Heidebrink seconded the Restrictive Covenants of Southview Industrial Park be approved. Ayes: All present.
- V. Adjournment: Gergeni moved, Sitzmann seconded the meeting be adjourned at 4:30 P.M. Ayes: All present.

---

Dennis Bollin, Chairperson

---

Jan Feller, City Clerk