

Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a public hearing in the Grinnell City Council Chambers, 520 Fourth Avenue, at 7:00 p.m. on Tuesday, May 14, 2019

**AGENDA  
PLANNING AND ZONING COMMISSION**

**7:00 P.M.**

**May 14, 2019**

Chairperson Randy Reavis presiding:

**ROLL CALL:** Stewart \_\_\_\_, Bair \_\_\_\_, Adams \_\_\_\_, Adelberg \_\_\_\_, Duke\_\_\_\_, McGriff\_\_\_\_\_.

**APPROVAL OF MINUTES FROM August 14, 2018:**

**APPROVAL OF AGENDA:**

**COMMUNICATIONS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

1. Election of officers. Election of officers held at the first meeting of each calendar year.
2. Review an Application from Nathan and Ashley Merical requesting 1029 Center St to be rezoned from R-3: Multi-Family Residential to R-2: Two-Family Residential

**ADJOURN:**

**P.S.** If you are not able to attend, please call 641-236-2600 to let us know.  
A quorum is required to take action on the items before the Commission.

## MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Randy Reavis and Vice-Chairperson Stan Stewart were both vacant for the meeting. Secretary Tyler Avis called the regular meeting of the Planning and Zoning Commission to order at 7:00 p.m. on August 14, 2018.

**ROLL CALL:** Stewart A, Bair P, Adams P, Adelberg P, Duke P,  
Reavis A, McGriff P.

**Also in Attendance:** Dan Agnew. Scott German.

**APPROVAL OF MINUTES FROM November 7, 2017:** Adams made a motion to approve the minutes. Bair seconded the motion. Motion passed unanimously.

**APPROVAL OF AGENDA:** Adams made a motion to approve the agenda. Duke seconded the motion. Motion passed unanimously.

**COMMUNICATIONS:** Avis explained that one (1) letter had been received from a neighbor relating to the item on the agenda, and three (3) separate property owners whom also received communication about this meeting stopped into the City offices to inquire about what is being proposed. After being made aware of the situation and reason for the proposed zoning, all property owners who made an inquiry stated they had no issues with the proposed rezoning.

**OLD BUSINESS:** None

### NEW BUSINESS:

1. Election of officers. Election of officers held at the first meeting of each calendar year.

Adams made a motion to appoint Randy Reavis as the Chairperson. Bair seconded the motion. The motion passed unanimously.

Adams made a motion to appoint Stan Stewart as the Vide-Chairperson. McGriff seconded the motion. The motion passed unanimously.

2. Review an Application from Scott German of German Plumbing, Heating, & Cooling Inc. requesting 608 1st Avenue to be rezoned from R-3: Multi-Family Residential to C-1 General Commercial.

Avis read the staff report as it was written. Duke asked if the building could potentially be placed up to the red line shown on the map, which is the setback line. Avis indicated that yes it could.

There were no questions asked of the applicant, and no other discussion had between Board members or staff.

Adams moved that the Commission recommend approval of the Rezoning of 608 1<sup>st</sup> Avenue from R-3: Multi-Family Residential to C-1 General Commercial. Bair seconded the motion. The roll call votes were as follows,

Bair Yes. Adams Yes. Adelberg Yes. Duke Yes. McGriff Yes. Motion passed unanimously.

**INQUIRIES:** None

**ADJOURN:** Adams moved that the meeting be adjourned. Duke seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:05 p.m.

ATTEST: 

\_\_\_\_\_  
RANDY REAVIS, CHAIRPERSON

\_\_\_\_\_  
SECRETARY

**MEMORANDUM TO THE PLANNING AND ZONING COMMISSION**

May 14, 2019

7:00 p.m.

Approval of August 14, 2018 Meeting Minutes

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. Election of officers. Election of officers held at the first meeting of each calendar year.
2. Review an Application from Nathan and Ashley Merial requesting 1029 Center St to be rezoned from R-3: Multi-Family Residential to R-2: Two-Family Residential.

Findings of Staff

1029 Center Street is currently an undeveloped lot that is zoned as R-3: Multi Family Residential. Nathan and Ashley Merial own the lot directly to the south at 1025 Center Street. Their intent is to construct a garage on 1029 Center Street, and combine both lots into one. 1025 Center Street is currently zoned R-2: Two Family Residential. As a result of combining the lots, the newly created single lot would be located in two zoning districts. The rezoning of 1029 Center Street before it is combined with 1025 Center Street will resolve the issue of having one lot that is in two separate zoning districts.

You are further notified that the time and place of the public hearing will be Tuesday May 14, 2019 at 7:00 p.m. in the City Council Chambers, located on the 2<sup>nd</sup> floor of City Hall, 520 Fourth Avenue, Grinnell, Iowa at which time any interested party will be heard concerning this matter.

Respectfully submitted

Tyler Avis  
Acting Director of Building and Planning



# PETITION FOR REZONING

To the Honorable Mayor, City Council, and City Planning & Zoning Commission:

Ladies and Gentlemen:

Date: April 5, 2019

We, the undersigned, owners of 50% or more of the property described in paragraph 2 below, do hereby respectfully petition to amend the present zoning ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. The undersigned owns property within the area, which is requested to be rezoned.

Owner: Nathan + Ashley Merical

By: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

2. That the area to be rezoned is contained in the following legal description:

All of Lot Three and the North One-Half of Lot Four Block Four, West Grinnell, Iowa, according to the Plat thereof appearing of record in Book A page 516.

3. That it is required and desired that the foregoing property to be rezoned from the

R3 Districts to the R2 District.

4. That the reasons for requesting the change are as follows:

We would like to combine our two adjoining properties into one address.

5. That the undersigned, who own property within a 200' radius of the requested property to be rezoned, are acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

Respectfully,

Signed (Name)

(Address)

Nathan Merical 1025 Center St., Grinnell

Ashley Merical 1025 Center St. Grinnell

Rec #00370617

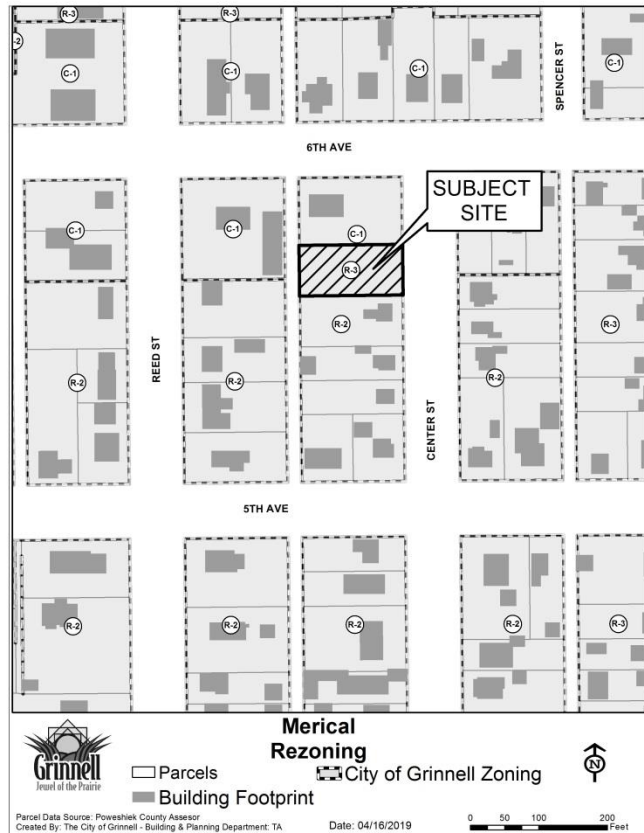
# PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that a request has been made for the review of an Application from Nathan and Ashley Merial requesting 1029 Center St to be rezoned from R-3: Multi-Family Residential to R-2: Two-Family Residential.

You are further notified that the time and place of the public hearing will be Tuesday, May 14, 2019 at 7:00 p.m. in the City Council Chambers, located on the 2<sup>nd</sup> floor of City Hall, 520 Fourth Avenue.

Tyler Avis  
Acting Building and Planning Director

Legal Notice  
Publish: April 29, 2019



## **PUBLIC NOTICE**

**The Planning and Zoning Commission of the City of Grinnell will meet for a meeting on May 14, 2019 at 7:00 p.m. in the Council Chambers of the City Hall at 520 Fourth Avenue Grinnell, Iowa. The agenda will include the review of an Application from Nathan and Ashley Merial requesting 1029 Center St to be rezoned from R-3: Multi-Family Residential to R-2: Two-Family Residential.**



April 16, 2019

Property Owner

GRINNELL, IA 50112

Dear Property Owner:

An Application has been submitted from Nathan and Ashley Merial to the Planning and Zoning Commission requesting 1029 Center St to be rezoned from R-3: Multi-Family Residential to R-2: Two-Family Residential.

**LEGAL DESCRIPTION:**

**WEST GRINNELL LOT 3 & N 1/2 LOT 4 BLOCK 4**

The meeting regarding this application will be discussed at the Planning and Zoning Commission meeting at 7:00 p.m., on Tuesday, May 14, 2019. This meeting will be located in the City Council Chambers, located on the second floor of City Hall at 520 4<sup>th</sup> Avenue. You may submit your views on this application in person, by letter, or by a representative at the meeting.

Sincerely,

Tyler Avis  
Planning and Zoning Commission Secretary  
Director of Building and Planning

CITY OF GRINNELL  
520 Fourth Avenue  
Grinnell, Iowa  
50112-2043  
Phone: 641-236-2600  
Fax: 641-236-2626

MAYOR

Dan Agnew  
DAgnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY  
*At-Large*

JIM WHITE  
*At-Large*

JULIE HANSEN  
*1st Ward*

JO WRAY  
*2nd Ward*

RACHEL BLY  
*3rd Ward*

SONDRA BURNELL  
*4th Ward*

ADMINISTRATION

RUSSELL L.  
BEHRENS  
*City Manager*  
RBehrens@  
grinnelliowa.gov

WILLIAM J.  
SUEPPEL  
*City Attorney*  
billjs@mearndonlaw.com

P. KAY  
CMELIK  
*City Clerk*  
Kcmelik@grinnelliowa.gov

Visit us at  
[www.grinnelliowa.gov](http://www.grinnelliowa.gov)