



PLANNING AND ZONING COMMISSION MEETING

June 9, 2026

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Roll Call

Commission members present: Cortney Marmon, Sarah Ritchie, Al Farris, Misty Darling, Lin Stecker, Jake Vice, Justin Noethe.

Commission members not present: Carrie Woerdeman, Rich Piper.

Staff members present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the June 9, 2026 agenda.

Farris made a motion to approve the agenda.

Vice seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the May 12, 2026 meeting minutes.

Vice made a motion to approve the meeting minutes.

Marmon seconded the motion.

Motion was passed with a unanimous vote.

5. Public Comment

There were no public comments.

6. New Business

A. Approval of a rezoning related to a change from PUD [Planned Unit Development District] to C-2 [Highway Commercial District] [Kentucky Ridge Commercial].

Mettee presented the proposed rezoning and related staff report.

There were no comments or discussion.

Vice made a motion to approve the rezoning as submitted.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

- B. Approval of a site plan for Pickard Commerce Park Plat 1 Lot 7 [413 South 21st Street].

Mettee presented the proposed site plan and related staff report.

Commissioner Farris inquired about the Iowa Department of Transportation (IDOT) approval of the entrance to the plat off of E 2nd Ave. Mettee explained that IDOT has approved the entrance to this plat as shown on the plan. Furthermore, there is a proposed entrance off of E 2nd Ave to the plat abutting Pickard Commerce Park on the west, Pickard Estates. This proposed entrance has not yet been approved by IDOT, but will be addressed during the approval process of Pickard Estates plat.

Noethe made a motion to approve the site plan as submitted.

Vice seconded the motion.

Motion was passed with a unanimous vote.

7. Comments

- A. Building Permit Report

There were no comments.

- B. Current Projects

There were no comments.

8. Adjourn

Marmon made a motion to adjourn.

Darling seconded the motion.

The meeting was adjourned at 6:13 PM.