

On Thursday, May 21, 2026, at 6:32 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Carol Corwell, Andy Elston and Gordon Harris. Brian Carradus was virtually present via Zoom, due to a work-related obligation out of town. Absent: Jamie Schwingle.

Also present were: Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger and Assistant to City Clerk Monique Castillo.

Corwell made a motion to approve the minutes from March 26, 2026 as presented. The motion was seconded by Harris. Voting – Ayes: Carradus, Elston, Harris and Corwell. Nays: None. Motion carried.

Schmidt noted the Boss parking lot subdivide went to Council and everything was approved. Temple Shalom submitted plans that went to Council for review, they plan on building in the near future. Harris inquired about the Temple Shalom building on 10th Street. Schmidt noted that building was sold on contract and Temple Shalom will be building new, next to New Life Church on Lynn Boulevard.

At 6:35 p.m., Chair Corwell opened a public hearing to rezone part of Lots 1, 2, 3, 4, 5 and 6 in Block Twelve (12) of East of Broadway along 17th Avenue and East 5th Street., for the purpose of a land sale.

The petitioner, Joshua Wahl, Manager of Rock River Stone Real Estate, LLC was not able to attend. As such Planner Wolff gave a brief synopsis of the petitioners' intent of a proposed land division and rezone for the purpose of a land sale.

Currently the property is zoned TR-6 with Special Use for retail and greenhouse. A neighboring property would like to purchase a portion of said property to increase their yard size but they would not need the special use zoning – hence, the reason rezoning would be required.

Planner Wolff noted the petitioner wishes to retain the current zoning, TR-6 with Special Use, on all property, except the portion in review, for sale to the neighboring property. Planner Wolff directed the commissions attention to a parcel map and offered a few options for subdivision. Option 1) just panhandle – this is the only section neighbor would like to purchase. Option 2) the entire lot that is outlined.

Planner Wolff noted as it stands now, the neighboring home already utilizes the land and should be able to keep it after all this time. He noted how unfortunate it would be if the property, in review, sold it would include this section they are already accustomed to utilizing.

Planner Wolff stated the preference would be to make one lot to include the residential property, that is intended to purchase these lands, and leave the remaining lots as they are.

Zollinger agreed with Planner Wolff's recommendation, noting he feels this will be acceptable all around.

With no comments from staff, Chair Corwell noted publications have been made, fees have been paid, notification requirements were met, signage notifying the public of the hearing have been placed for at least two weeks, no written comments were received, two (2) telephone calls from neighboring properties were received inquiring what the hearing entailed but neither had objections.

There was a brief discussion regarding the conditions of another structure on the property, a garage, that sets on one of the vacant parcels and is the only structure on that parcel. Schmidt did note that should be removed as we do not allow accessory structures without a main structure, but it has been there for years with no issues. Further discussion included inquiries making sure all parties were in agreeance of this division, who currently maintains the green space and if there could be future issues if division was granted.

It was noted that the owner currently maintains green space, everyone is on board with the division of the land and the special use is really not required as it no longer holds the added value it once did.

Schmidt recommended the division of the panhandle and then lots 1, 2 and 3 can be included later through the County.

The Public Hearing closed at 6:59 p.m.

Harris made a motion to recommend the City Council approve the petition to subdivide the southwest part of parcel 6 along 17th Avenue/E 5th Street contingent upon the removal of the Special Use for the lands that are part of the plat with a clear definition of the lands that are to be purchased by the adjacent residential parcel and the revision of the plat will include the adjacent residential partial to create a standard shaped lot. The motion was seconded by Corwell. Voting – Ayes: Elston, Harris, Corwell and Carradus. Nays: None. Motion carried.

The next Plan Commission meeting is June 18, 2026 at 6:30 p.m.

With no further business to discuss, the meeting was adjourned at 7:02 p.m.

Monique Castillo
Assistant to City Clerk