



GRINNELL PLANNING AND ZONING COMMISSION REGULAR
SESSION MEETING
TUESDAY, MAY 27, 2025, AT 12:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY
HALL AND VIA ZOOM

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>
Meeting ID: 646 868 5281 Passcode: 12345

TENTATIVE AGENDA

1. **Roll Call: (Vice-Chair) Adelberg _____, Duke _____, Landstrom _____, Baumann _____, Briscoe _____, (Chair) Motta _____, Spriggs _____.**
2. **Approval of the Minutes from January 19, 2024**
 - A. January 19, 2024 Minutes
3. **Approve Agenda:**
4. **Communications:**
 - A. Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair.
5. **New Business**
 - A. 25-2: Review a rezoning application from Huegerich Holdings to amend the zoning classification of 818 Hamilton Avenue from R-2: Two-Family Residential, to R-3 Multi-Family Residential, and permit Davis School Elementary to be repaired and rehabilitated from a school building to a 55+ Senior Housing Development with 21-25 apartment units.
6. **Adjourn:**

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairman Motta called the Planning and Zoning Commission to order at 12:01pm on January 19, 2024.

ROLL CALL: Adelberg P , Duke P , Landstrom P , Baumann P , Briscoe P , Motta P , Spriggs A .

APPROVAL OF MINUTES From September 8, 2023: Duke moved to approve the minutes; Baumann seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: Two corrections to the agenda were made regarding the description of the lots to be rezoned.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair. Duke nominated Motta for Chair. Adelberg seconded the motion. Motion passed unanimously. Duke nominated Adelberg for Vice-Chair. Motta seconded the motion. Motion passed unanimously.

24-1: Review the Preliminary and Final Plat for the Scout Subdivision PUD, located at the former Iowa Telecom Site, comprising of completing a replat of the existing parcel into 41 individual lots. The PZC will make a recommendation to City Council.

Avis explained that the Scout Subdivision name stems from the history of this property, being that there was once a plane owned by Billy Robinson that was buried here, whom is what the Cul-De-Sac is named after, and that 'Scout' was the name of his original airplane. He explained that this plat iteration includes more storm water retention basins than what was proposed previously to help slow water discharging into the storm water system. He noted that the total impervious surface area of this development when fully constructed has a major net decrease from the total impervious surface area that existed when the GTE building and parking lot were in place, and that there were essentially no storm water retention infrastructure in place for the decades that those existed. He explained that the preliminary and final plat both meet all of the Subdivision and Zoning regulations.

Duke made a motion for the PZC to recommend the approval of the Preliminary and Finals Plats for the Scout Subdivision to the City Council. Landstrom seconded the motion. Motion proved unanimously.

24-2: In addition to reviewing the Scout Subdivision Preliminary Plat, the PZC will discuss and make a recommendation to City Council for rezoning lots 1-19 to R-2: Two-Family Residential, and lots 20-40 & 'Outlot Z' to R-1: Single-Family Residential.

Avis explained that there is a proposal for 8 duplexes to be constructed along 11th Avenue, and that each half of a duplex will be on one side of the proposed lots along that road. There are also three lots north along Sunset St that are also of similar size to these lots and it would be possible for another duplex and a smaller home built on them. He explained the remaining lots would all be solely for single-family homes to be built, and would be in line with the adjacent properties' assigned zoning and use.

Duke made a motion for the PZC to recommend the approval of the rezoning changes as described for the lots within the Scout Subdivision to the City Council. Adelberg seconded the motion. Motion proved unanimously.

24-3: The PZC will also review the potential creation of the Scout Subdivision Overlay Zoning District, which would create zoning restrictions which would apply to property within the Scout Subdivision Planned Urban Development.

Avis explained that through conversations with the nearby neighbors of this subdivision that there was a desire to protect the integrity of the existing neighborhood through some type of covenants. Avis explained that the easiest way to the City to complete this would be through the creation of an overlay zoning district, which could have regulations that would apply to these lots like that of covenants within a neighborhood association. He further explained that the City does not have a desire to be the authoritative figure of a homeowner association, and that to enforce regulations like those detailed, an overlay district is preferred.

Landstrom made a motion for the PZC to recommend the approval of the Scout Subdivision Overlay Zoning District for the Scout Subdivision to the City Council. Baumann seconded the motion. Roll Call votes were as follows:

Adelberg Yes, Duke No, Landstrom Yes, Baumann Yes, Briscoe Yes, Motta Yes, Spriggs A. Motion passed 5 yes to 1 no.

ADJOURN: Motta moved that the meeting be adjourned. Duke seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:41 p.m.



SECRETARY

Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a meeting at 12:00 p.m. on Tuesday, May 27, 2025.

This meeting will be held in the Council Chambers of City Hall at 520 4th Ave and will also be hosted on zoom and can be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRtVCckxaQT09>

Meeting ID: 646 868 5281 Passcode: 12345

One tap mobile

+13017158592,,6468685281#,,,,*12345# US (Washington D.C)

+13126266799,,6468685281#,,,,*12345# US (Chicago)

AGENDA PLANNING AND ZONING COMMISSION

12:00 P.M.

May 27, 2025

ROLL CALL: (Vice-Chair) Adelberg ____, Duke ____, Landstrom ____, Baumann ____,
Briscoe ____, (Chair) Motta ____, Spriggs ____.

APPROVAL OF MINUTES FROM JANUARY 19, 2024

APPROVAL OF AGENDA:

COMMUNICATIONS:

- Election of officers: First meeting of the year calls for a vote for Chair and Vice-Chair.

OLD BUSINESS: None.

NEW BUSINESS:

25-2: Review a rezoning application from Huegerich Holdings to amend the zoning classification of 818 Hamilton Avenue from R-2: Two-Family Residential, to R-3 Multi-Family Residential, and permit Davis School Elementary to be repaired and rehabilitated from a school building to a 55+ Senior Housing Development with 21-25 apartment units.

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

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SECRETARY



MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

May 27th, 2025

12:00 p.m.

Approval of January 19th, 2024 Minutes

OLD BUSINESS: None

NEW BUSINESS:

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Findings of Staff

818 Davis Avenue has housed Davis Elementary School for over a century. It was constructed in 1917 and opened for its first students a year later, being named to honor two beloved Grinnell teachers, Lizzie and Edna, who spent their lives instructing young children in the community. When the construction was complete, they were both alive to see when Davis Elementary was named in their honor. Edna passed in 1920 and Lizzie in 1927.

Over the course of a century and more, the Grinnell community and the building itself have changed, adapted, and overcome many challenges. Some issues presented themselves in 2024 with the tuckpointing of the building and lintels for many of its exterior windows, with an inspection and report showing major deficiencies. Given this information, in the beginning of 2025 the School Board voted to not move forward with the repairs due to their high costs as well as the general fund having challenges with being able to sustain three separate elementary schools.

In the immediate aftermath of that decision, School District and City officials worked in conjunction with our community's economic development leaders to find a path forward to rehabilitate the building for an acceptable future use. A few developers toured the building, and one of them submitted a proposal to repair and rehabilitate the building into multifamily residential housing. To move forward with their proposal, they must first address the current zoning of the property, which is R-2: Two Family Residential, and permits one and two-family residential uses, but not the multi-family residential use that is proposed that would permit apartment style residential units, allowed in the R-3: Multi-Family Residential Zoning District.

This request for rezoning is to permit Davis School to be repaired and rehabilitated by Huegerich Holdings, who intends to repair the building, including maintaining its north facing façade, and rehabilitate the structure to be remodeled into 21-25 apartment units.

You are further notified that the time and place of the public hearing will be Tuesday, May 27th, 2025, at 12:00 p.m. This meeting will be held in the Council Chambers of City Hall at 520 4th Ave and will also be hosted on zoom and can be accessed by visiting the following link. The Commission will make a recommendation to City Council, who will have the final decision in the matter.

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

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One tap mobile

+13017158592,,6468685281#,,,,*12345# US (Washington D.C)

+13126266799,,6468685281#,,,,*12345# US (Chicago)

Respectfully Submitted,



Tyler Avis
Building and Planning Director
Planning and Zoning Secretary

PETITION FOR REZONING

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

Ladies and Gentlemen:

Date: 5-7-25

We, the undersigned, owners of 50% or more of the property described in item 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: HUGGERICH HOLDINGS SERIES 2

By: RYAN HUGGERICH Date: 5-7-25
Title: PRESIDENT

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

SOUTH CROWNEE BLOCK 38

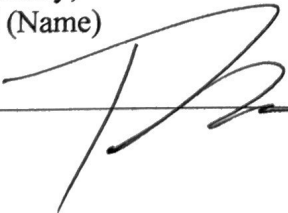
3. That it is required and desired that the foregoing property to be rezoned from the _____ Districts to the R3 District.

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

REDEVELOPMENT INTO APARTMENTS
AND POTENTIALLY NEW CONSTRUCTION
MULTI-FAMILY

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)

817 E. STATE ST
MARSHALLTOWN IA 50158

*** A \$250.00 payment is due at the time of the submission of this request. ***



■ C-1 General Commercial
■ M-1 Light Industrial
■ R-2 One/Two Family Residential
■ R-3 Multi-Family Residential
 Grinnell Corporate Limit

Date: 05/08/2025
 Created by the City of Grinnell
 Building and Planning Department

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PUBLIC NOTICE

The Planning and Zoning Commission of the City of Grinnell will meet on May 27th 2025 at 12:00pm to meet and review a rezoning application from Huegerich Holdings to amend the zoning classification of 818 Hamilton Avenue from R-2: Two-Family Residential, to R-3 Multi-Family Residential, and permit Davis School Elementary to be repaired and rehabilitated from a school building to a 55+ Senior Housing Development with 21-25 apartment units. The Commission will make a recommendation to the City Council. You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Tuesday, May 27th, 2025. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode.

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

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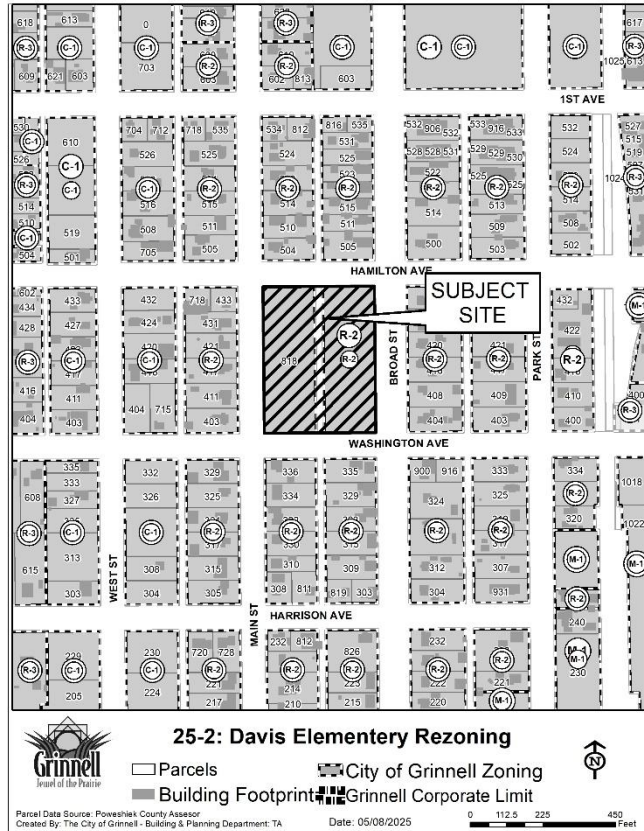
PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that The Planning and Zoning Commission for the City of Grinnell will meet to review a rezoning application from Huegerich Holdings to amend the zoning classification of 818 Hamilton Avenue from R-2: Two-Family Residential, to R-3 Multi-Family Residential, and permit Davis School Elementary to be repaired and rehabilitated from a school building to a 55+ Senior Housing Development with 21-25 apartment units. The Commission will make a recommendation to the City Council for this item.

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Meeting ID: 646 868 5281
Passcode: 12345

Tyler Avis
Building and Planning Director



City of Grinnell
520 4th Ave
Grinnell, IA 50112

**324 BROAD ST
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**325 MAIN ST
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**329 BROAD ST
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
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**329 MAIN
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**334 MAIN
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**335 BROAD ST
GRINNELL IA 50112**

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520 4th Ave
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**336 MAIN ST
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**403 MAIN ST
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
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404 BROAD ST
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City of Grinnell
520 4th Ave
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408 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
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411 MAIN
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

416 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

417 MAIN
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City of Grinnell
520 4th Ave
Grinnell, IA 50112

420 BROAD ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

430 BROAD ST
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City of Grinnell
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431 MAIN
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**432 BROAD ST
GRINNELL IA 50112**

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**433 MAIN ST
GRINNELL IA 50112**

City of Grinnell
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**500 BROAD ST
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City of Grinnell
520 4th Ave
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**504 MAIN
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

**505 BROAD ST
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
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**510 MAIN
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520 4th Ave
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**511 MAIN ST
GRINNELL IA 50112**

City of Grinnell
520 4th Ave
Grinnell, IA 50112

718 HAMILTON AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

834 STANFORD DR
SIKESTON MO 63801

City of Grinnell
520 4th Ave
Grinnell, IA 50112

900 WASHINGTON
GRINNELL IA 50112

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