

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, September 30, 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.

September 30, 2025

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

APPROVAL OF MINUTES FROM May 27, 2025

APPROVAL OF AGENDA:

COMMUNICATIONS:

OLD BUSINESS: None.

NEW BUSINESS:

25-3: Review a rezoning application from Mark and Steffanie Crady to amend the zoning classification of 1125 East St Ln, Parcel #3613600 from M-1: Light Industrial to R-2: Two-Family Residential, and permit a single-family residence to be constructed.

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

Vice-Chair Adelberg called the Planning and Zoning Commission to order at 12:00pm on May 27, 2025.

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

APPROVAL OF MINUTES JANUARY 19, 2024: Duke moved to approve the minutes; Baumann seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: Duke moved to approve the minutes; Baumann seconded the motion. The minutes were approved unanimously.

COMMUNICATIONS:

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

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.

Avis read the staff report to the commission as written.

Duke made a motion for the PZC to recommend Avis' recommendation. Baumann seconded the motion. Motion proved unanimously.

Dale Lamb inquired about what uses R-3 Zoning would permit and who was notified of the Meeting. Avis gave a brief overview of the differing residential and commercial zoning districts, and then explained properties that are within 200 feet of the subject property are always notified for PZC meetings.

Duke made a motion for the PZC to recommend that 818 Hamilton Avenue be rezoned from R-2: Two-Family Residential, to R-3 Multi-Family Residential to City Council. Baumann seconded the motion. Roll Call votes were as follows:

Adelberg Yes , Duke Yes , Landstrom Yes , Baumann Yes , Briscoe Yes , Motta A , Spriggs Yes . Motion passed unanimously

ADJOURN: Duke moved that the meeting be adjourned. Baumann seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:18 p.m.

SECRETARY



MEMORANDUM TO THE PLANNING AND ZONING COMMISSION

September 30, 2025

12:00 p.m.

Approval of May 27, 2025 Minutes

OLD BUSINESS: None

NEW BUSINESS:

25-3: Review a rezoning application from Mark and Steffanie Crady to amend the zoning classification of 1125 East St Ln, Parcel #3613600 from M-1: Light Industrial to R-2: Two-Family Residential and permit a single-family residence to be constructed.

Findings of Staff

Parcel #3613600, otherwise known as 1125 East St Ln, has historically been zoned M-1:Light Industrial. The Crady's became owners of this property in 2017 and would like to utilize this property as a location for a single-family residence. Per Grinnell City Code Chapter 165 Section 19 the permitted uses that are allowed within the M-1 Zoning District include: *Any use permitted in the "C-2" district, except dwelling units.* To permit a single-family residence to be constructed, a rezoning change must occur. The adjoining properties are zoned as follows:

To the North: R-2:Two-Family Residential

To the West: M-1: Light Industrial

To the South: M-1: Light Industrial

To the East: R-2: Two-Family Residential

The requested new zoning district of R-2: Two-Family Residential, does seem appropriate.

You are further notified that the time and place of the public hearing will be Tuesday, September 30th 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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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:

Ladies and Gentlemen:

Date: 9/10/25

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: Mark and Steffanie Crady

By: _____ Date: _____

By: _____ Date: _____

2. That the area to be rezoned is contained in the following legal description:
LOT 10 OF THE CRADY CABBELL REPLAT, PREVIOUSLY
KNOWN AS LOT 16

3. That it is required and desired that the foregoing property to be rezoned from the M-1 District to the R-2 District.

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

We respectfully ask for the back property of 1127 to be rezoned from manufacturing to residential. We would like to put a house on this property. We thank you for your time to take a look at this.

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,

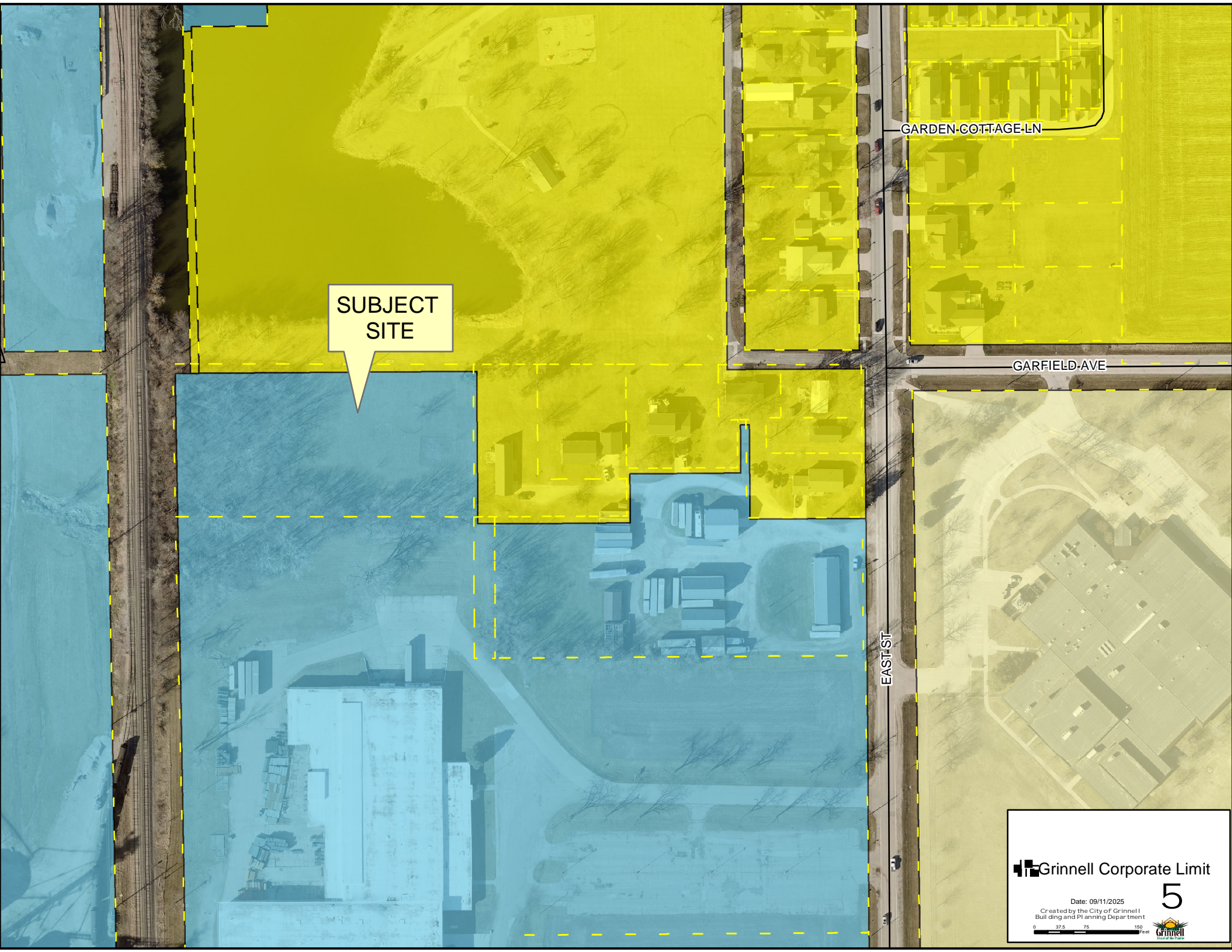
Signed (Name)

Steffanie Crady

(Address)

1211 East St Ln

Notice: A petition for a rezoning request requires a fee of \$250.00 to be paid before the rezoning request application will be accepted.



SUBJECT SITE

GARDEN COTTAGE LN

GARFIELD AVE

EAST ST

Grinnell Corporate Limit

Date: 09/11/2025
Created by the City of Grinnell
Building and Planning Department

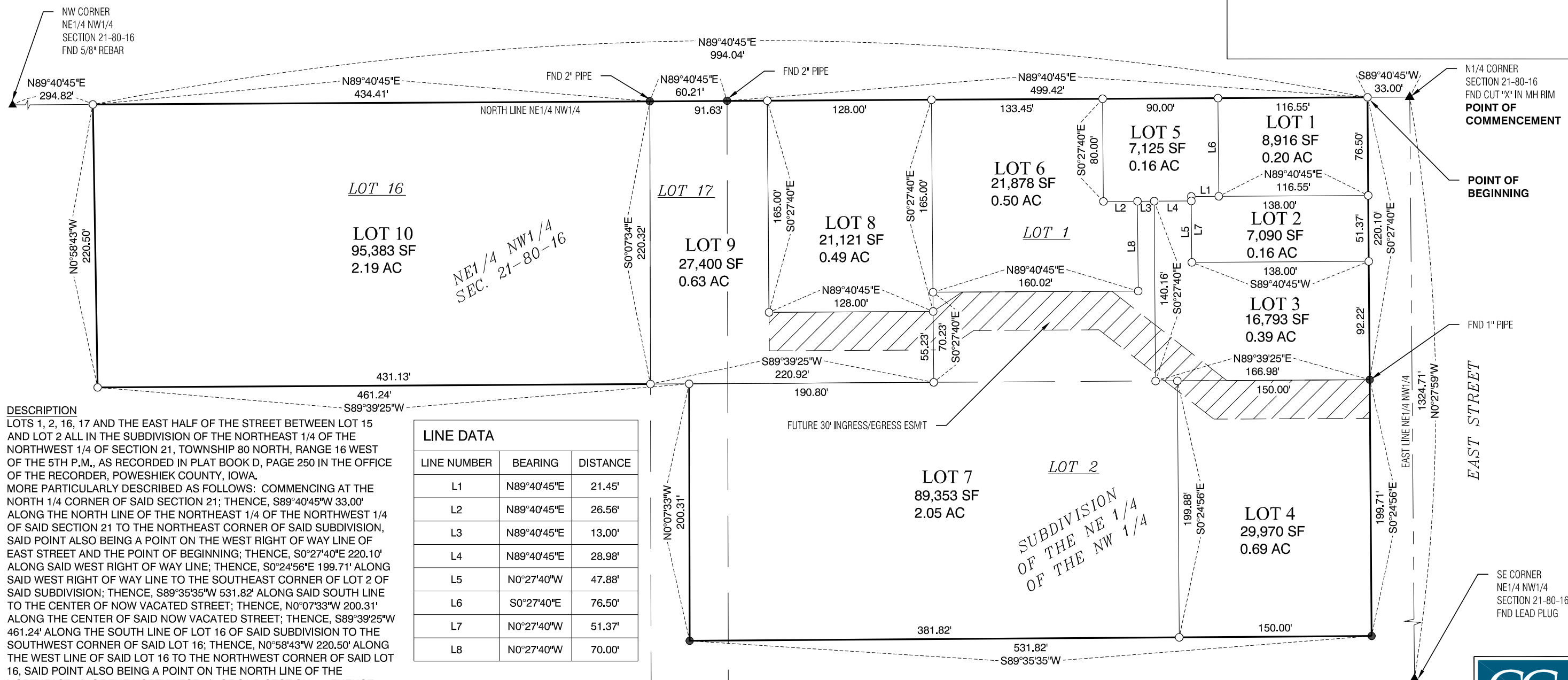
5

0 37.5 75 150 Feet



PLAT OF SURVEY CRADY CAMBELL REPLAT

INDEX LEGEND	
LOCATION:	IN THE SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21-80-16, POWESHIEK COUNTY
PROPRIETOR:	EUGENE CAMBELL
SURVEY REQUESTED BY:	DONALD CHARNETSKI
FIELD WORK COMPLETED:	6/2/2017
SURVEY PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC., 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 JHARRIS@CGACONSULTANTS.COM



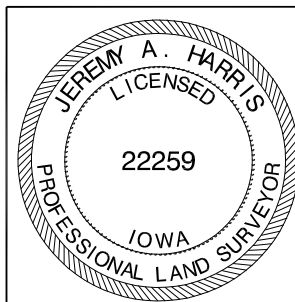
DESCRIPTION
 LOTS 1, 2, 16, 17 AND THE EAST HALF OF THE STREET BETWEEN LOT 15 AND LOT 2 ALL IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 80 NORTH, RANGE 16 WEST OF THE 5TH P.M., AS RECORDED IN PLAT BOOK D, PAGE 250 IN THE OFFICE OF THE RECORDER, POWESHIEK COUNTY, IOWA.
 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE, S89°40'45"W 33.00' ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21 TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF EAST STREET AND THE POINT OF BEGINNING; THENCE, S0°27'40"E 220.10' ALONG SAID WEST RIGHT OF WAY LINE; THENCE, S0°24'56"E 199.71' ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE, S89°35'35"W 531.82' ALONG SAID SOUTH LINE TO THE CENTER OF NOW VACATED STREET; THENCE, N0°07'33"W 200.31' ALONG THE CENTER OF SAID NOW VACATED STREET; THENCE, S89°39'25"W 461.24' ALONG THE SOUTH LINE OF LOT 16 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE, N0°58'43"W 220.50' ALONG THE WEST LINE OF SAID LOT 16 TO THE NORTHWEST CORNER OF SAID LOT 16, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE, N89°40'45"E 994.04' ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 7.46 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N89°40'45"E	21.45'
L2	N89°40'45"E	26.56'
L3	N89°40'45"E	13.00'
L4	N89°40'45"E	28.98'
L5	N0°27'40"W	47.88'
L6	S0°27'40"E	76.50'
L7	N0°27'40"W	51.37'
L8	N0°27'40"W	70.00'

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- () RECORDED AS

NOTE:
 ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

JEREMY A. HARRIS, PLS _____ date
 Iowa License Number 22259
 My License Renewal Date is December 31, 2017
 Pages or sheets covered by this seal: THIS SHEET

Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-6701
 www.cgaconsultants.com

DRAWN	SHEET NO.
CAQ	1
DATE	PROJECT NO.
6-14-2017	77380.05

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Grinnell will meet on September 30, 2025 at 12:00pm to meet and review a rezoning application from Mark and Steffanie Crady to amend the zoning classification of 1125 East St Ln, Parcel #3613600 from M-1: Light Industrial to R-2: Two-Family Residential, and permit a single-family residence to be constructed. 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, September 30, 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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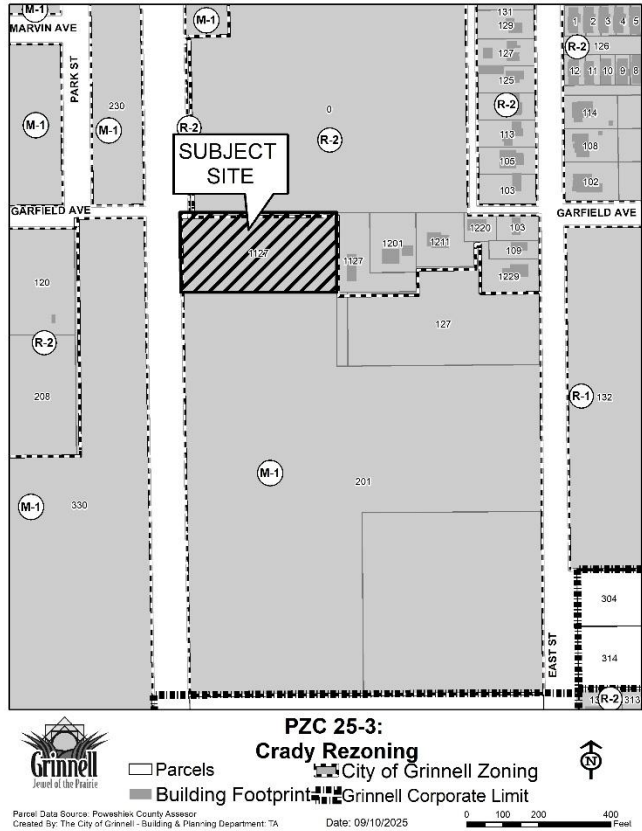
**PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given that The Planning and Zoning Commission for the City of Grinnell will meet to review a rezoning application from Mark and Steffanie Crady to amend the zoning classification of 1125 East St Ln, Parcel #3613600 from M-1: Light Industrial to R-2: Two-Family Residential, and permit a single-family residence to be constructed. The Commission will make a recommendation to the City Council for this item.

You are further notified that the time and place of the public hearing will be Tuesday, September 30, 2025 at 12:00 p.m. in the Council Chambers at City Hall, 520 4th Ave and also available on zoom:

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Tyler Avis
Building and Planning Director



City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 368
SULLY IA 50251

City of Grinnell
520 4th Ave
Grinnell, IA 50112

965 SPENCERVILLE RD
DELPHOS OH 45833

City of Grinnell
520 4th Ave
Grinnell, IA 50112

13585 620TH AVE
ROLAND IA 50236

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1211 EAST ST LANE
GRINNELL IA 50112

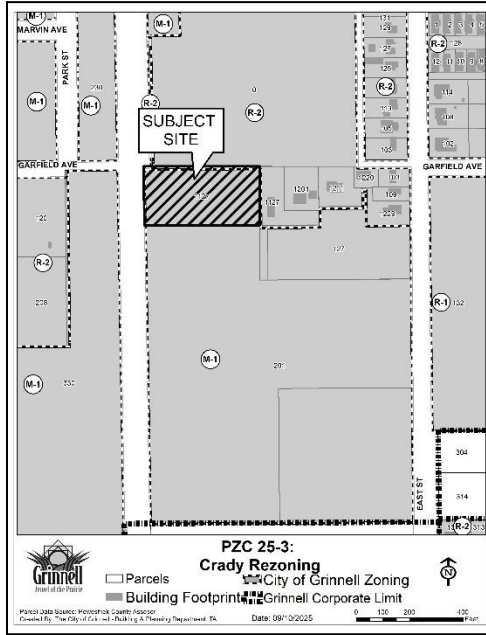
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Building and Planning Director
For additional information, call 641-236-2600.



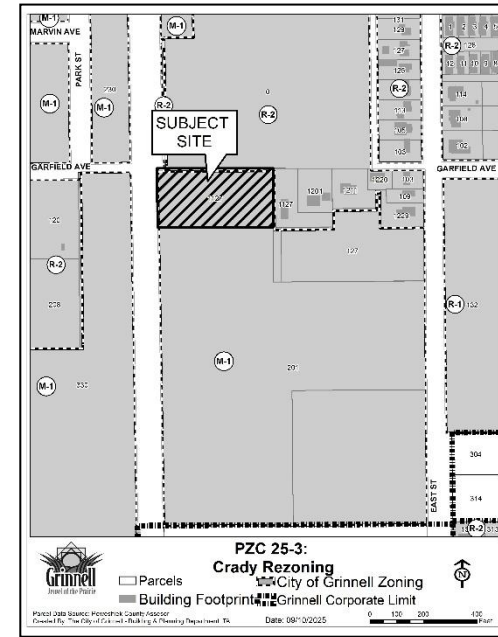
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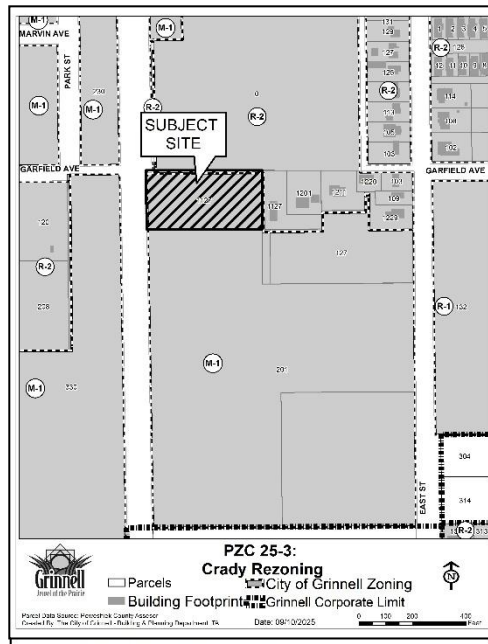
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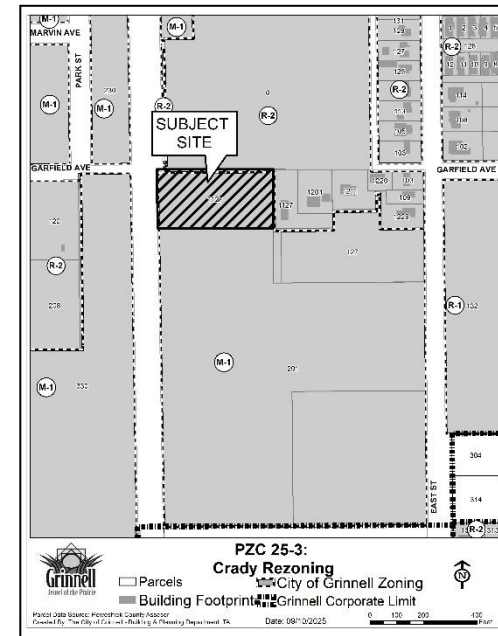
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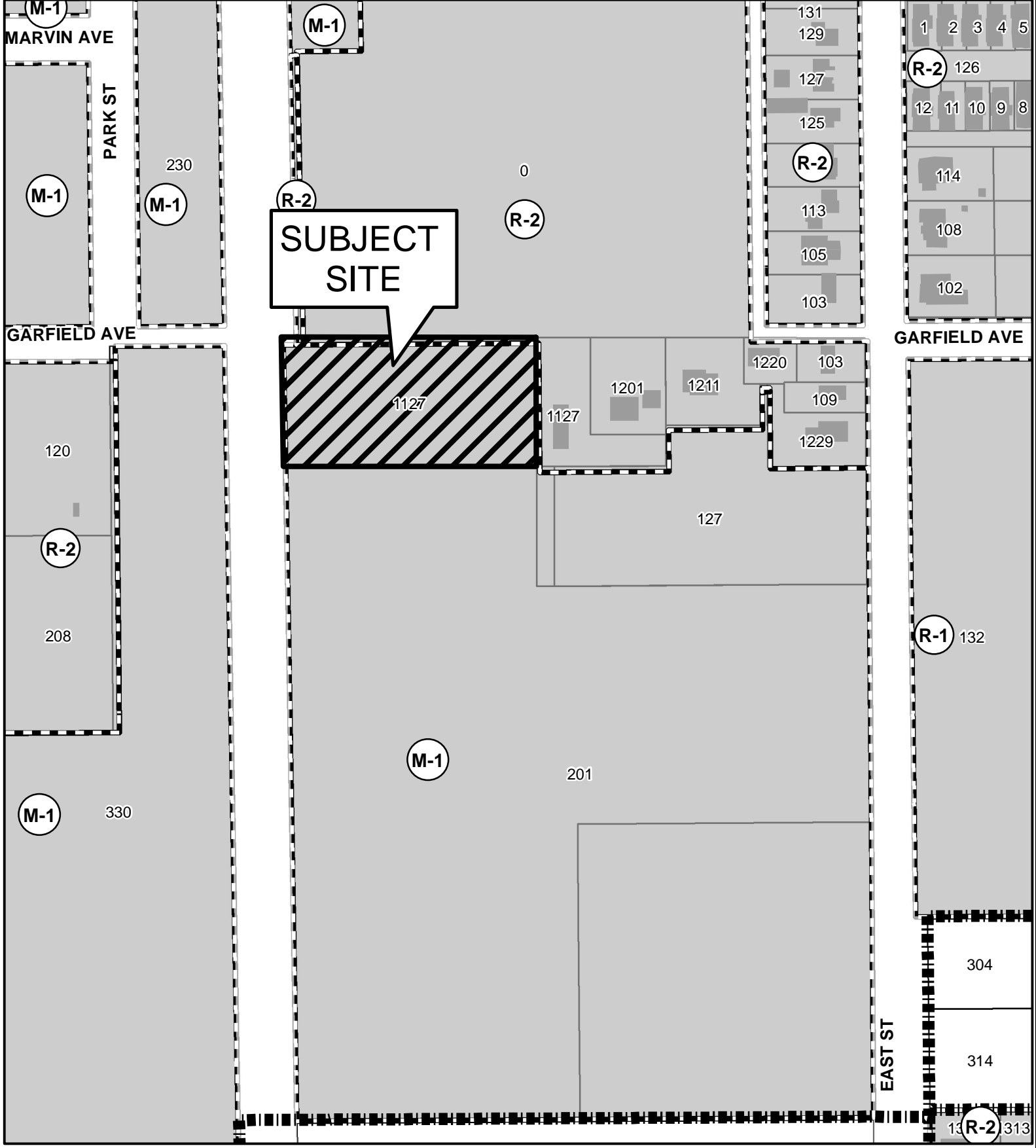
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PZC 25-3: Crady Rezoning



- Parcels
- City of Grinnell Zoning
- Building Footprint
- Grinnell Corporate Limit

