



GRINNELL PLANNING COMMITTEE REGULAR SESSION MEETING  
MONDAY, OCTOBER 6, 2025, AT 6:15 PM  
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL  
AND VIA ZOOM  
[HTTPS://ZOOM.US/J/97329034190?PWD=X9HE5HYQDHKLLWQYM7L  
UZLXQWHY9IG.1](https://zoom.us/j/97329034190?pwd=X9HE5HYQDHKLLWQYM7LUZLXQWHY9IG.1)

MEETING ID: 973 2903 4190  
PASSCODE: 464363

## TENTATIVE AGENDA

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### **A. Roll Call:**

### **B. Perfecting and Approval of Agenda:**

### **C. Committee Business:**

1. Consider approval of a resolution setting the date of a public hearing to consider an ordinance changing the zoning classification of land for the property, generally located at 1125 East Street Lane. (See Resolution No. 2025-180)

### **D. Inquiries: Public Comment**

Visitors may address the Council/Board at this time; however, comments will be limited to 2 minutes. As per Iowa's Open Meetings Law, Council/Board can only listen during public comments and cannot take any action on items that are not posted on the agenda. Council may take issues under advisement and if needed refer them to a department head, Mayor's committee, or add them to a future agenda.

### **E. Adjourn:**

*Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (641) 236-2600 or [adevig@grinnelliowa.gov](mailto:adevig@grinnelliowa.gov), no fewer than two business days prior to the meeting to enable the City of Grinnell to make reasonable arrangements to assure accessibility or language assistance for the meeting.*

**RESOLUTION NO. 2025-180**

**A RESOLUTION SETTING THE DATE OF A PUBLIC HEARING TO CONSIDER AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LAND FOR THE PROPERTY, GENERALLY LOCATED AT 1125 EAST STREET LANE.**

WHEREAS, the council has received a recommendation from the Planning and Zoning Commission to change the zoning classification of certain real property located in the Incorporated City of Grinnell, Poweshiek County, Iowa.

NOW, THEREFORE BE IT RESOLVED upon a motion duly made by Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_ and properly carried, it is hereby RESOLVED:

1. That the City of Grinnell, Iowa, proposes to change the zoning classification on the following described real property 1125 East Street Lane:

a. A section of land to be rezoned to R-2: Two-Family Residential:

2. That a public hearing on the aforesaid proposal shall be at 7:00 o'clock p.m. on the 20<sup>th</sup> day of October 2025, at the council chambers located in City Hall, 520 4th Avenue, in Grinnell, Iowa.

3. A copy of the proposed ordinance is available for public inspection in the office of the City Clerk.

4. That accordance with sec. 362.3 and 414.4 of the Code of Iowa, the City Clerk shall publish notice of the public hearing. Such publication shall be not less than 4 nor more than 20 days prior to the date of the public hearing.

Dated this 6<sup>th</sup> day of October 2025.

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DAN F AGNEW, MAYOR

ATTEST: \_\_\_\_\_  
ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR





September 30, 2025

Grinnell City Council  
520 Fourth Avenue  
Grinnell, IA 50112

Re: Planning and Zoning Commission Meeting

The Planning and Zoning Commission met on September 30, 2025 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.

After a brief discussion among the commissioners, the Planning and Zoning Commission voted to recommend that 1125 East St Ln, Parcel #3613600 be rezoned from M-1: Light Industrial to R-2: Two-Family Residential, with the hope that a dialogue could be had about any future issues that may come up between Key cooperative and the property owners.

Sincerely,

Tyler Avis  
Board of Adjustment Secretary  
Director of Building and Planning

CITY OF GRINNELL  
520 Fourth Avenue  
Grinnell, Iowa  
50112-1947  
Phone: 641-236-2600  
Fax: 641-236-2626

MAYOR

DAN F. AGNEW  
dagnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY  
At-Large

JIM WHITE  
At-Large

LEE STAROSKA  
1st Ward

JO WRAY  
2nd Ward

RACHEL BLY  
3rd Ward

SHANE HART  
4th Ward

ADMINISTRATION

RUSSELL L. BEHRENS  
City Manager  
Rbehrens@grinnelliowa.gov

ALYSSA DEVIG  
City Clerk/Finance Director  
Adevig@grinnelliowa.gov

KRISTINE STONE  
City Attorney  
kstone@ahlerslaw.com

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

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 4<sup>th</sup> 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*

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+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 30<sup>th</sup> 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>

Meeting ID: 646 868 5281 Passcode: 12345

*One tap mobile*

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+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:

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,

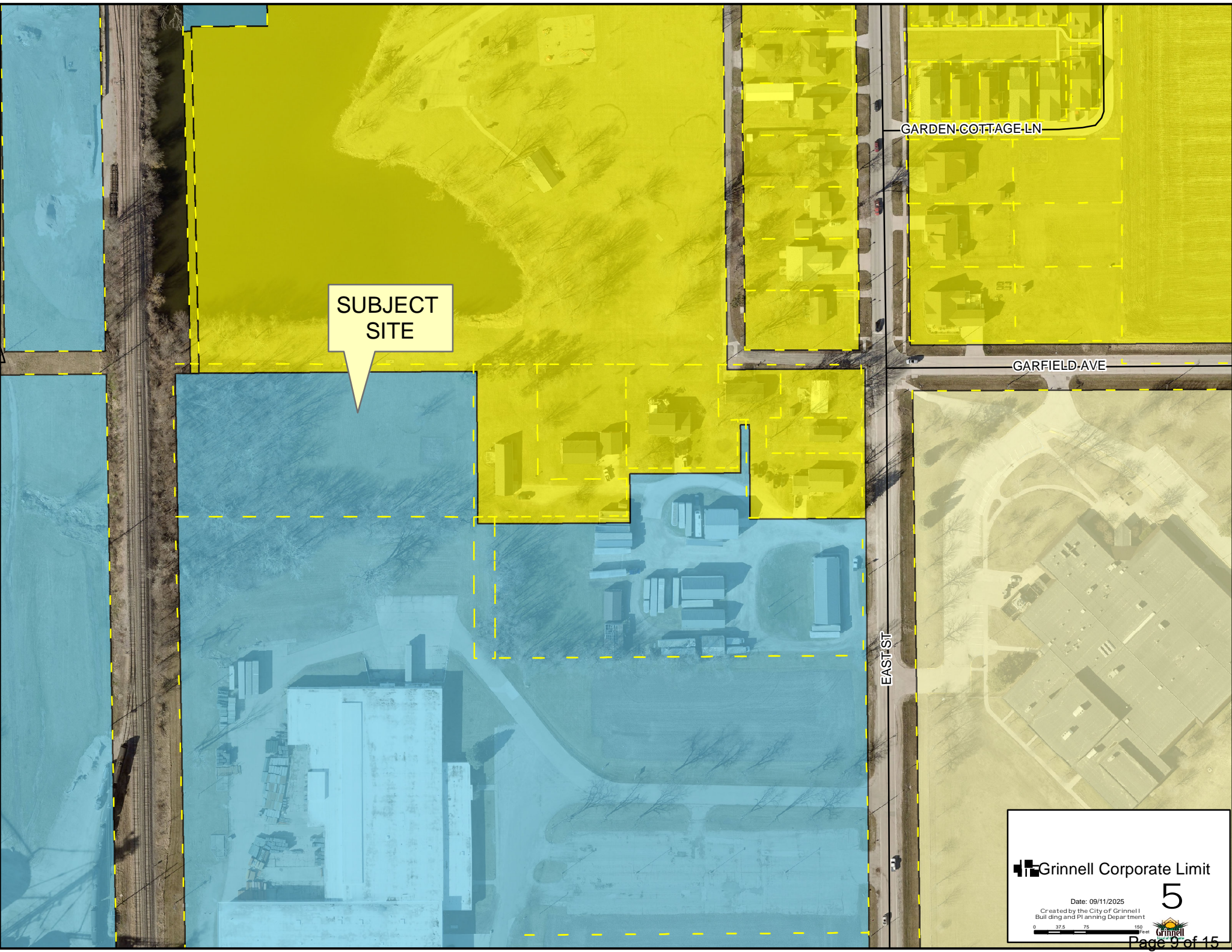
Signed (Name)

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

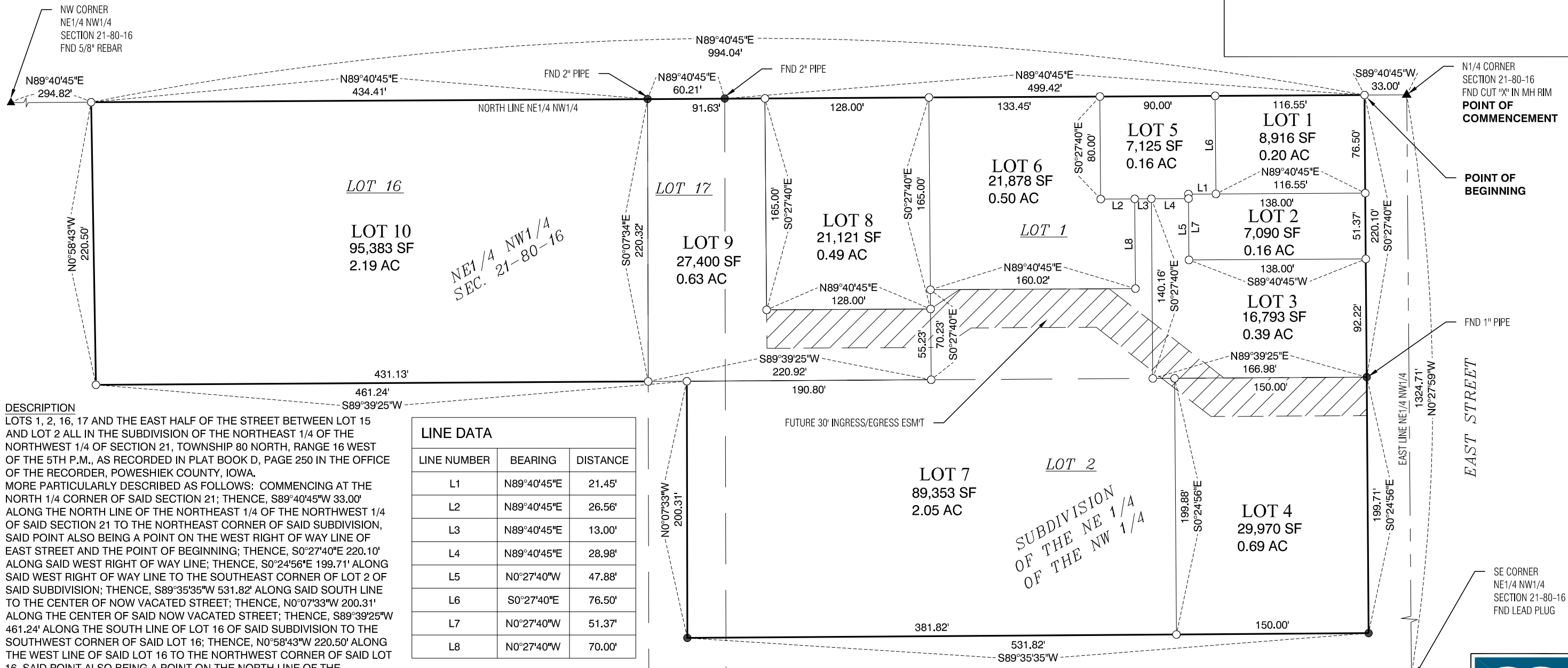
**5**

0 37.5 75 150 Feet

**Grinnell**

# 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



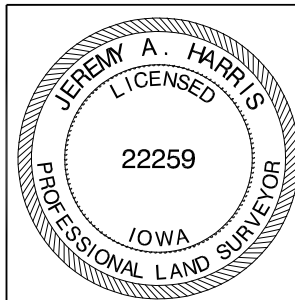
**DESCRIPTION**  
 LOTS 1, 2, 16, 17 AND THE EAST HALF OF THE STREET BETWEEN LOT 15 AND LOT 2 ALL IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 80 NORTH, RANGE 16 WEST OF THE 5TH P.M., AS RECORDED IN PLAT BOOK D, PAGE 250 IN THE OFFICE OF THE RECORDER, POWESHIEK 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.



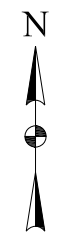
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

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

J:\77380.dwg Survey\77380-Plat Survey\11x17 - 06-16-17 - 2:16pm - cap288



## 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>

**Meeting ID: 646 868 5281 Passcode: 12345**

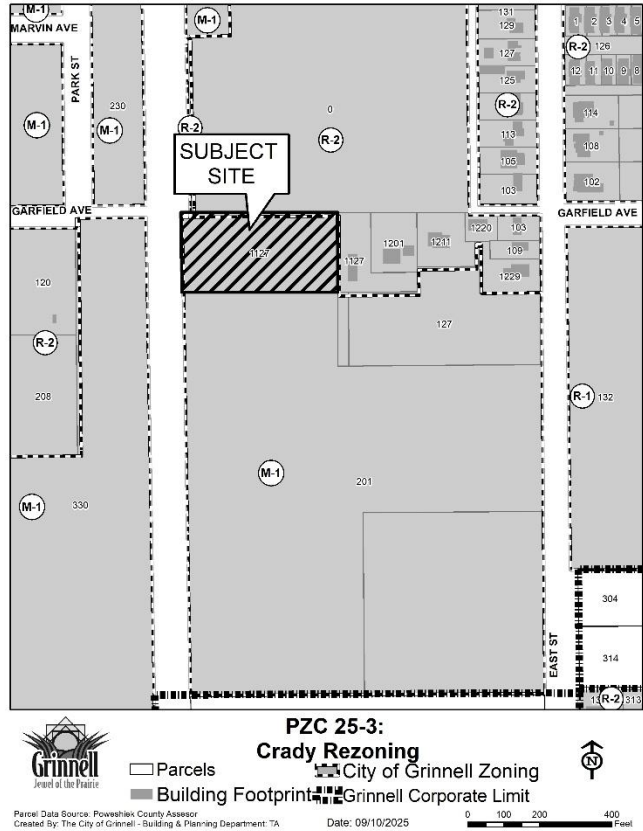
**PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

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Meeting ID: 646 868 5281  
Passcode: 12345

Tyler Avis  
Building and Planning Director



City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

PO BOX 368  
SULLY IA 50251

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

965 SPENCERVILLE RD  
DELPHOS OH 45833

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

13585 620TH AVE  
ROLAND IA 50236

City of Grinnell  
520 4<sup>th</sup> Ave  
Grinnell, IA 50112

1211 EAST ST LANE  
GRINNELL IA 50112

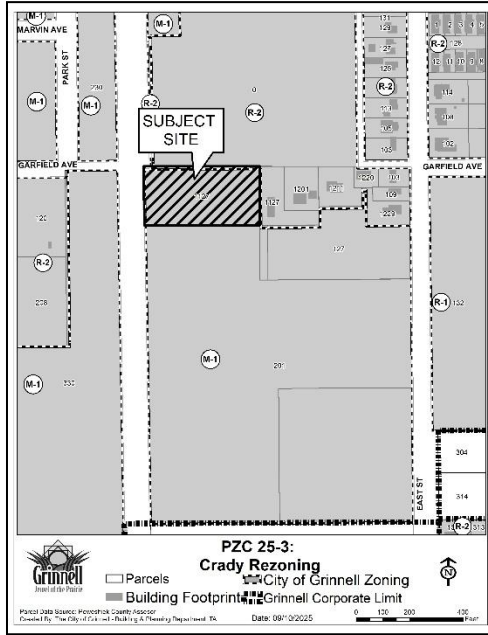
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25-3 Review a rezoning application from Mark and Steffanie Crady to amend the zoning classification of 1125 East St Ln, Parcel #3613600 from M-1: Light Industrial to R-2: Two-Family Residential, and permit a single-family residence to be constructed.

The meeting will also be available on Zoom; Meeting ID: 646 868 5281. Password: 12345

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



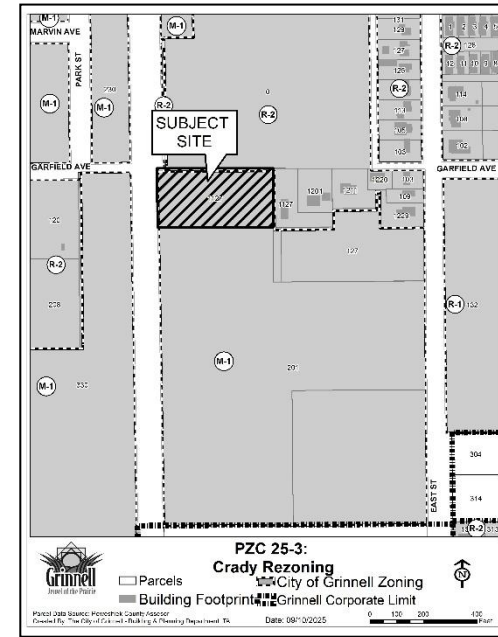
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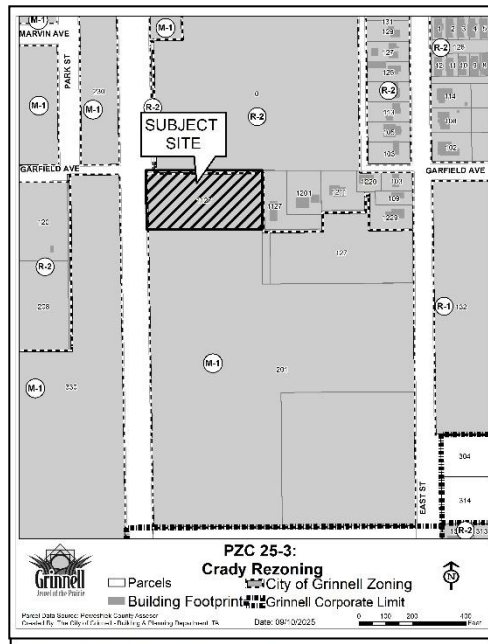
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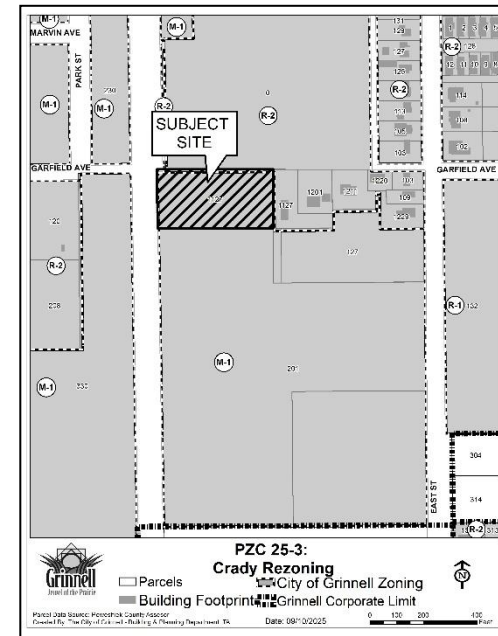
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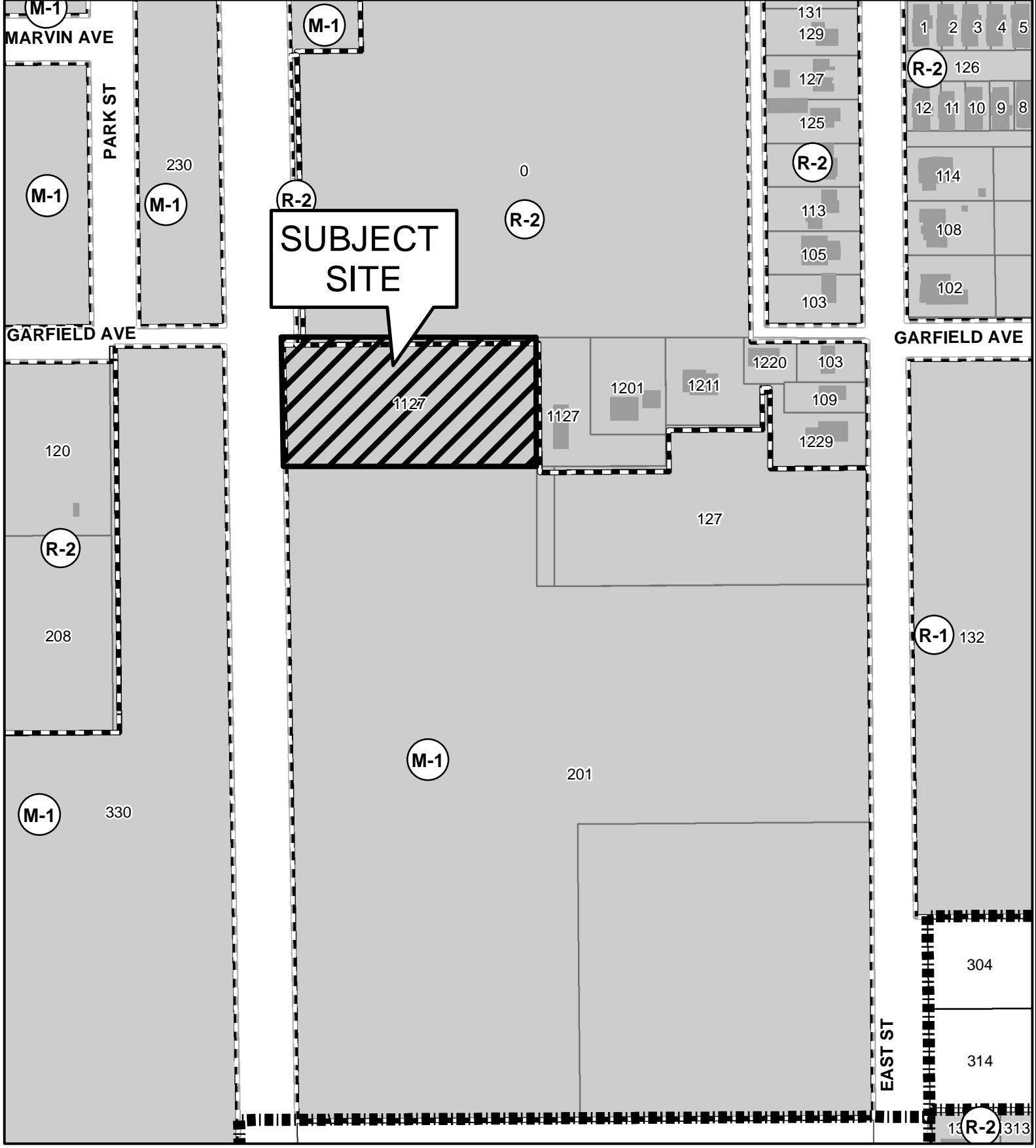
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Tyler Avis  
Building and Planning Director  
For additional information, call 641-236-2600





**SUBJECT SITE**



**PZC 25-3:  
Crady Rezoning**

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

**E**