

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 Friday, October 24, 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*

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

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

**AGENDA  
PLANNING AND ZONING COMMISSION**

**12:00 P.M.**

**October 24, 2025**

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

**APPROVAL OF MINUTES FROM SEPTEMBER 30, 2025**

**APPROVAL OF AGENDA:**

**COMMUNICATIONS:**

**OLD BUSINESS:** None.

**NEW BUSINESS:**

25-4: Review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial.

**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 September 30, 2025.

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

**APPROVAL OF MINUTES FROM MAY 27, 2025:** 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:

Avis handed out an opposition letter submitted from Key Co-Op and explained what was written.

**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.

Avis read the staff report to the commission as written.

Stephanie Crady detailed that her family has lived in this location as well as operating their business since 1947, and detailed they are aware of Key Co-Ops position and understand it, but it is their hope to be able to build for a family member with them understanding the potential impact it can have, as they have been for decades.

Dan Dunsbergen from Key Co-Op detailed it is difficult sometimes be a good neighbor to residential property because of the truck traffic and operations that need to occur, and sometimes these issues get submitted to the DNR and that can cause problems.

Duke made a motion for the PZC to recommend that 1125 East St Ln be rezoned M-1: Light Industrial to R-2: Two-Family Residential to City Council, with the hope that the two property owners can have a dialogue about how to resolve any issues that may come up in the future. Baumann seconded the motion. Roll Call votes were as follows:

Adelberg Yes, Duke Yes, Landstrom Yes, Baumann Yes,  
Motion passed unanimously.

**ADJOURN:** Duke moved that the meeting be adjourned. Baumann seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:25 p.m.

SECRETARY



# PRELIMINARY PLAT GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION GRINNELL, IOWA

OWNER:  
GRINNELL ATHLETIC & RECREATION CENTER  
PO BOX 679  
GRINNELL IOWA, 50112

AHRENS PARK FOUNDATION  
PO BOX 679  
GRINNELL IOWA, 50112

ENGINEER AND SURVEYOR:  
GARDEN & ASSOCIATES, LTD.  
1701 3RD AVE EAST  
OSKALOOSA, IOWA  
641-672-2526

PROPERTY ADDRESS:  
1436 PENROSE ST.  
GRINNELL IOWA 50112

ZONING:  
R1 - SINGLE FAMILY RESIDENTIAL  
R2 - ONE/TWO FAMILY RESIDENTIAL

MINIMUM LOT REQUIREMENTS:  
MIN. LOT AREA R1: 9,000 SF  
R2: 7,000 SF  
MIN. LOT WIDTH R1: 35 FEET AT STREET 80 FEET AT BUILDING LINE  
R2: 35 FEET AT STREET 70 FEET AT BUILDING LINE

BUILDING SETBACK REQUIREMENTS:  
FRONT YARD R1&R2: 25 FEET  
SIDE YARD R1&R2: 8 FEET (ONE STORY)  
REAR YARD R1&R2: 35 FEET  
MAX. HEIGHT R1&R2: 35 FEET

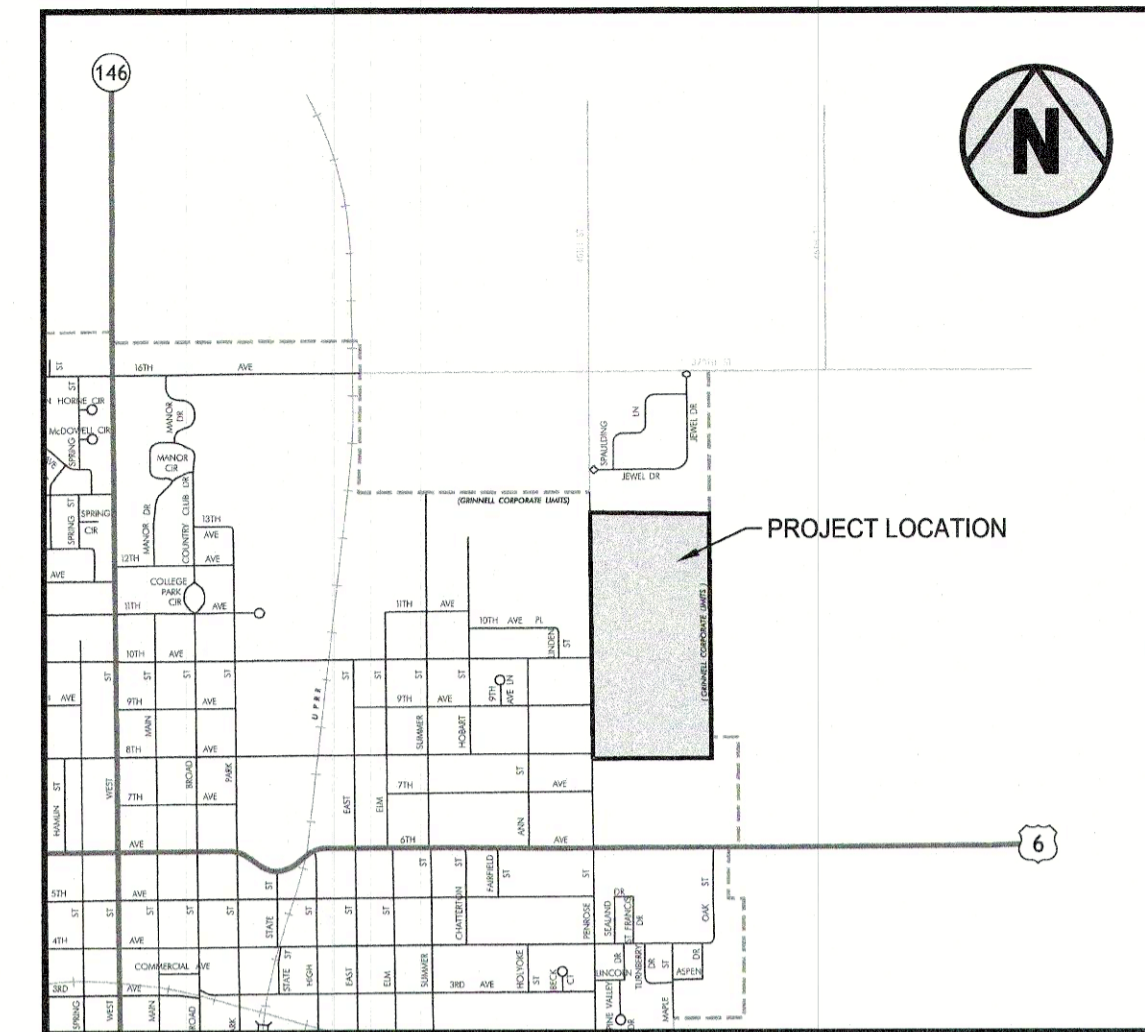
LOT A TO BE DEDICATED AS PUBLIC RIGHT OF WAY TO THE CITY OF GRINNELL

TOTAL AREA OF DEVELOPMENT = 82.67 ACRES.

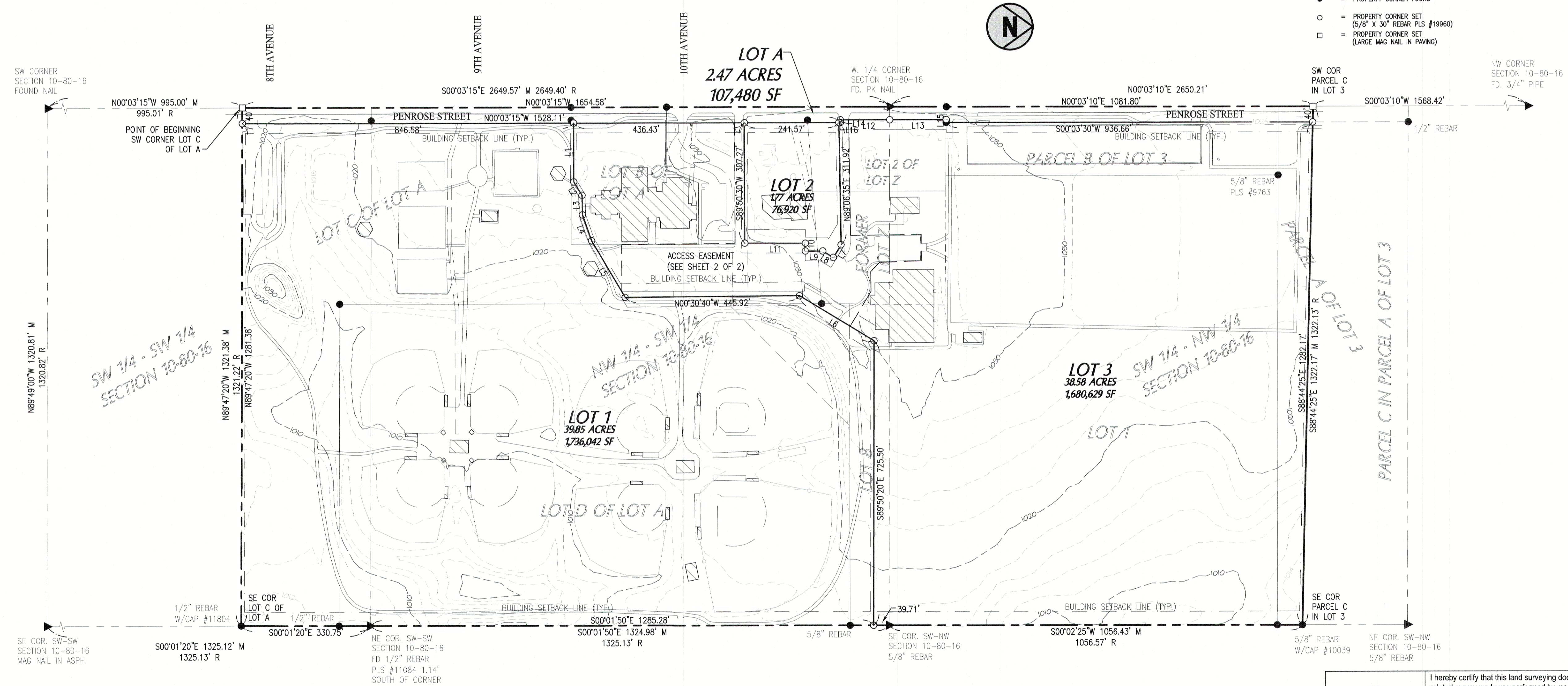
**LEGAL DESCRIPTION:**

Grinnell-Newburg Elementary Campus Subdivision is a replat of Lots One and Two and part of Lot Three in the West Half of Section 10 as shown on the Final Plat recorded in Book 8 on Page 14, Poweshiek County Records, AND Lot B, Lot B of Lot A, Lot C of Lot A and Lot D of Lot A of the Northwest Quarter of the Southwest Quarter and the North 10 acres of the Southwest Quarter of the Southwest Quarter of said Section 10 as shown on the Plat of Survey recorded in Book 5 on Page 16; all of the above lying in Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa, being more particularly described as follows:

Commencing at the Southwest corner of said Section 10; thence North 00°03'15" West 995.00 feet along the West line of the Southwest Quarter of said Section 10 to the Southwest corner of said Lot C of Lot A and the Point of Beginning; thence continuing North 00°03'15" West 1654.58 feet along the West line of said Southwest Quarter to the Northwest corner thereof; thence North 00°03'10" East 1081.80 feet along the West line of the Northwest Quarter of said Section 10 to the Southwest corner of Parcel C in said Lot 3 according to the Plat of Survey thereof recorded in Book 9 on Page 190; thence South 88°44'25" East 1322.17 feet along the South line of said Parcel C to the Southeast corner thereof, said point lying on the East line of said Lot Three; thence South 00°02'25" West 1056.43 feet along the East line of said Lot Three and said Lot One to the Northeast corner of said Lot B; thence South 00°01'50" East 1324.98 feet along the East line of said Lot B and Lot D of Lot A to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10; thence South 00°01'20" East 330.75 feet along the East line of said Lot D of Lot A and the East line of said Lot C of Lot A to the Southeast corner of said Lot C of Lot A; thence North 89°47'20" West 1321.38 feet along the South line of said Lot C of Lot A to the Point of Beginning, containing 82.67 acres subject to 2.47 acres of right-of-way.



VICINITY MAP  
SCALE: NONE

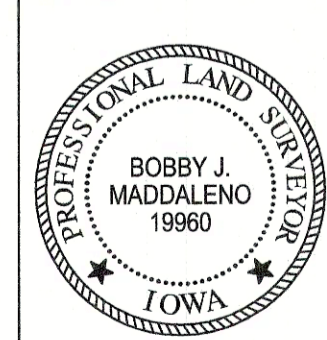


- GENERAL SYMBOLS LEGEND**
- ▲ = SECTION CORNER FOUND
  - = PROPERTY CORNER FOUND
  - = PROPERTY CORNER SET (5/8" X 30" REBAR PLS #19960)
  - = PROPERTY CORNER SET (LARGE MAG NAIL IN PAWING)

SW CORNER SECTION 10-80-16 FOUND NAIL

SW CORNER PARCEL C IN LOT 3

NW CORNER SECTION 10-80-16 FD. 3/4" PIPE



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.

*Bobby J. Maddaleno* 9-24-25  
Bobby J. Maddaleno, P.L.S. Date  
License number: 19960  
My license renewal date is December 31, 2025  
Pages or sheets covered by this seal: 1 OF 2 AND 2 OF 2

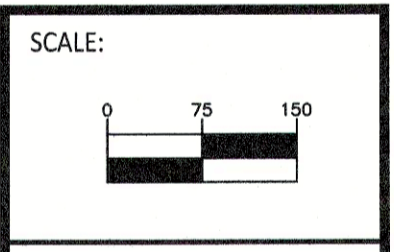
**GARDEN & ASSOCIATES, LTD.**  
**ENGINEERS & SURVEYORS**

1701 3rd Avenue East, Suite 1  
P.O. Box 451  
Oskaloosa, Iowa 52577  
641.782.4005 Phone  
641.672.2091 Fax  
800.091.2524 Iowa Toll Free  
email@gardenassociates.net

**GRINNELL-NEWBURG  
ELEMENTARY CAMPUS SUBDIVISION  
GRINNELL, IOWA**

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SHEET TITLE  
**PRELIMINARY PLAT**



DRAWN BY:  
TRH

APPROVED:  
BJM

REVISIONS:

DATE:  
AUG. 21, 2025

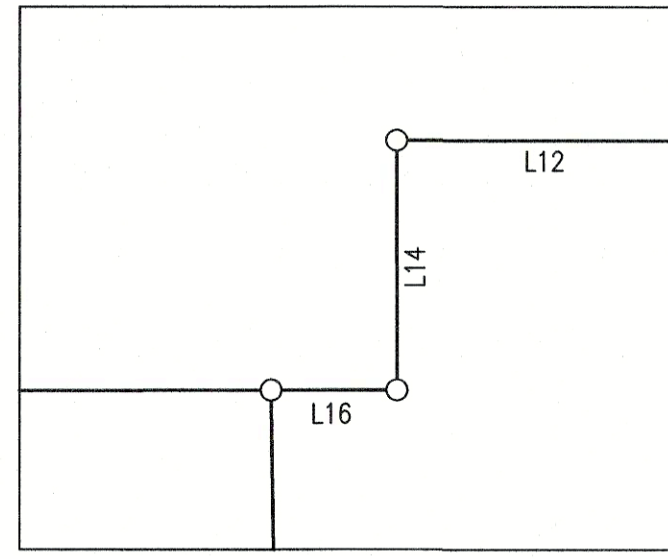
PROJECT NO.:  
7025144

SHEET NO.:  
1 OF 2

# PRELIMINARY PLAT

## GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION

### GRINNELL, IOWA

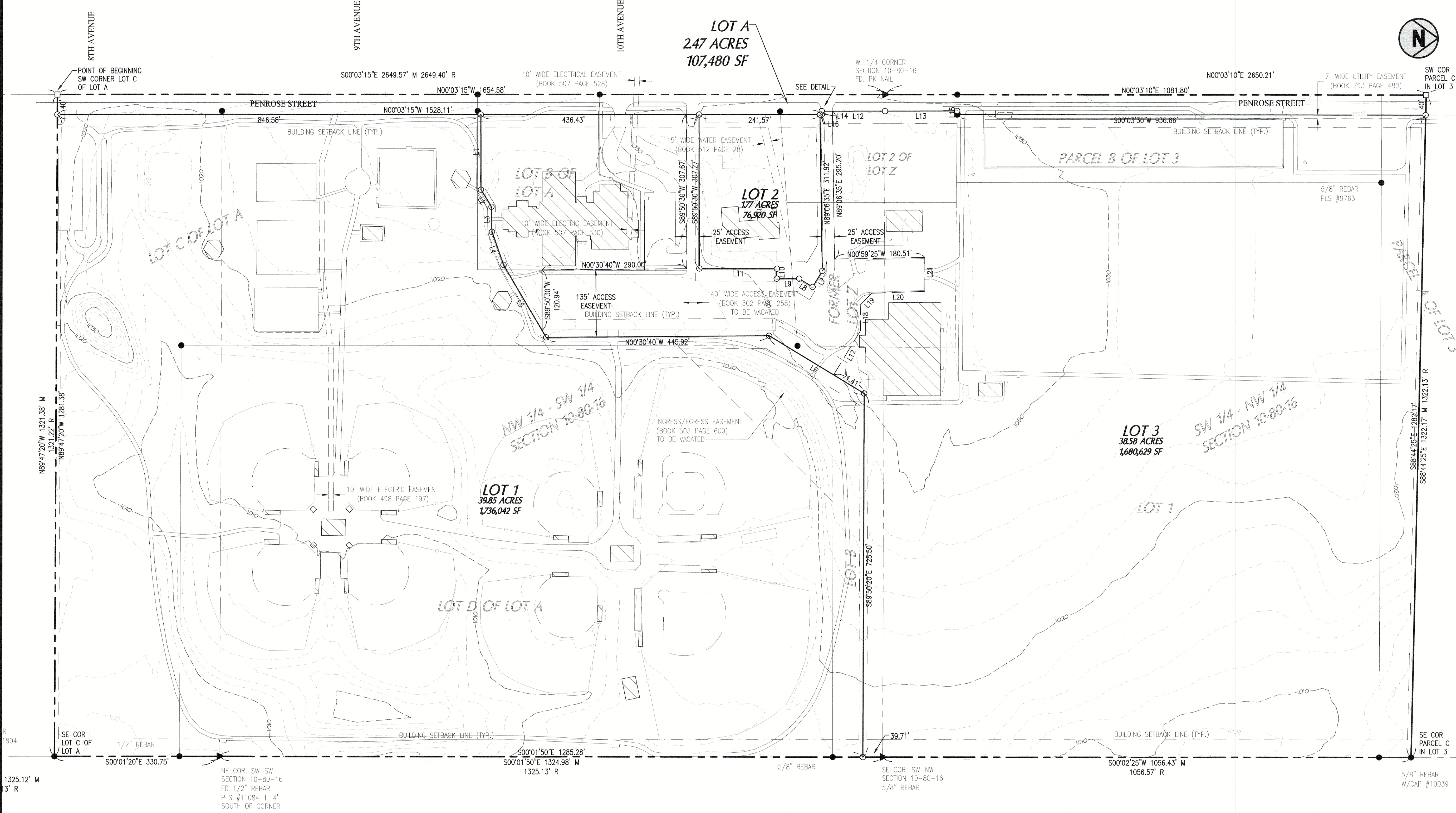
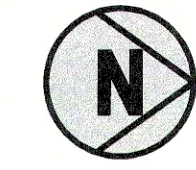


DETAIL  
NO SCALE

LINE	BEARING	LENGTH
L1	N89°51'30"E	150.00'
L2	N58°29'45"E	40.00'
L3	N88°55'35"E	50.00'
L4	N70°34'25"E	70.00'
L5	N59°27'10"E	168.00'
L6	N31°11'50"E	222.10'
L7	S59°00'45"E	37.48'
L8	S31°28'05"W	31.49'

LINE	BEARING	LENGTH
L9	S0°09'35"W	44.84'
L10	N89°26'05"W	19.79'
L11	S0°03'30"W	154.77'
L12	S0°03'15"E	126.53'
L13	S0°03'15"E	144.43'
L14	N89°56'45"E	7.00'
L15	N89°23'25"W	7.19'
L16	S0°03'15"E	3.53'

LINE	BEARING	LENGTH
L17	N58°48'10"W	104.25'
L18	N89°06'35"E	50.46'
L19	S45°53'25"E	32.62'
L20	S2°01'50"E	106.59'
L21	N89°50'45"E	67.67'

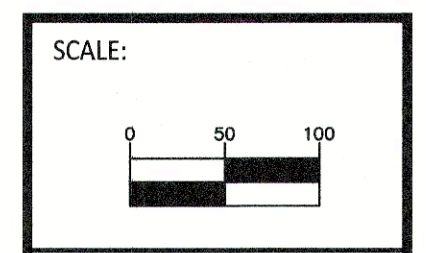


**GARDEN & ASSOCIATES, LTD.**  
**ENGINEERS & SURVEYORS**  
 806 Wyoming Ave.  
 Creston, Iowa 50801  
 P.O. Box 451  
 Okaloosa, Iowa 52577  
 641.782.4005 Phone  
 641.782.4118 Fax  
 800.491.2524 Iowa Toll Free  
 email@gardensociates.net

**GRINNELL-NEWBURG  
ELEMENTARY CAMPUS SUBDIVISION  
GRINNELL, IOWA**

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SHEET TITLE  
**PRELIMINARY PLAT**



DRAWN BY:  
TRH

APPROVED:  
BJM

REVISIONS:

DATE:  
AUG. 21, 2025

PROJECT NO.:  
7025144

SHEET NO.:  
**2 OF 2**

# FINAL PLAT GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION GRINNELL, IOWA

**OWNER:**  
GRINNELL ATHLETIC & RECREATION CENTER  
PO BOX 679  
GRINNELL IOWA, 50112

AHRENS PARK FOUNDATION  
PO BOX 679  
GRINNELL IOWA, 50112

**ENGINEER AND SURVEYOR:**  
GARDEN & ASSOCIATES, LTD.  
1701 3RD AVE EAST  
OSKALOOSA, IOWA  
641-672-2526

**PROPERTY ADDRESS:**  
1436 PENROSE ST.  
GRINNELL IOWA 50112

**ZONING:**  
R1 - SINGLE FAMILY RESIDENTIAL  
R2 - ONE/TWO FAMILY RESIDENTIAL

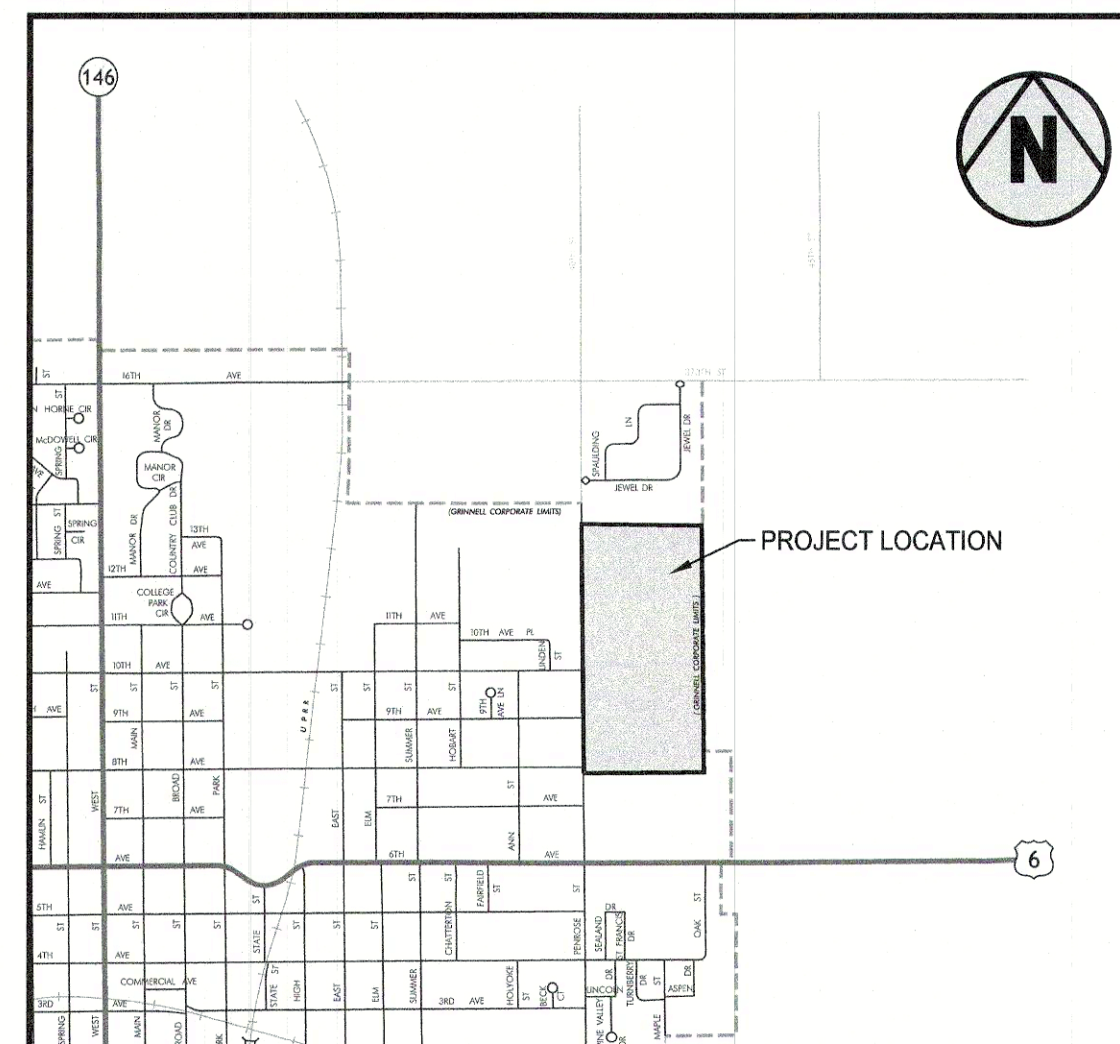
**MINIMUM LOT REQUIREMENTS:**  
MIN. LOT AREA R1: 9,000 SF  
R2: 7,000 SF  
MIN. LOT WIDTH R1: 35 FEET AT STREET 80 FEET AT BUILDING LINE  
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**BUILDING SETBACK REQUIREMENTS:**  
FRONT YARD R1&R2: 25 FEET  
SIDE YARD R1&R2: 8 FEET (ONE STORY)  
REAR YARD R1&R2: 35 FEET  
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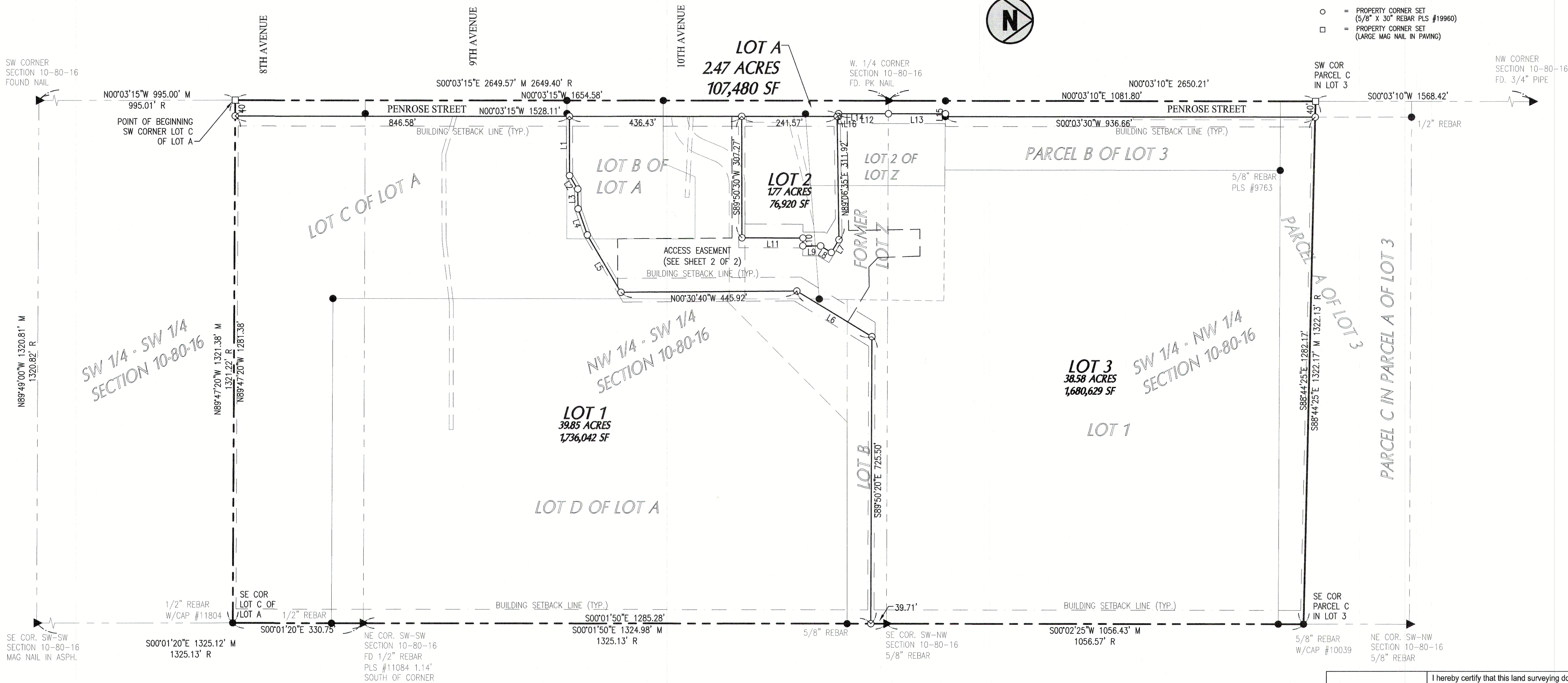
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VICINITY MAP  
SCALE: NONE



- GENERAL SYMBOLS LEGEND**
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  - = PROPERTY CORNER FOUND
  - = PROPERTY CORNER SET (5/8" X 30" REBAR PLS #19960)
  - = PROPERTY CORNER SET (LARGE MAG NAIL IN PAVING)



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.

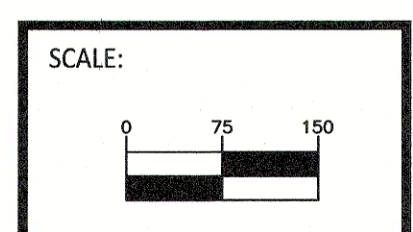
*Bobby J. Maddaleno* 10-12-25  
Bobby J. Maddaleno, P.L.S. Date  
License number: 19960  
My license renewal date is December 31, 2025  
Pages or sheets covered by this seal:  
SH 1 OF 1 AND SH 2 OF 2

**GARDEN & ASSOCIATES, LTD.**  
**ENGINEERS & SURVEYORS**  
1701 3rd Avenue East, Suite 1  
P.O. Box 451  
Oskaloosa, Iowa 52577  
641.672.2526 Phone  
641.672.2091 Fax  
800.491.2524 Iowa Toll Free  
email@gardenassociates.net

**GRINNELL-NEWBURG  
ELEMENTARY CAMPUS SUBDIVISION  
GRINNELL, IOWA**

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SHEET TITLE  
FINAL PLAT



DRAWN BY:  
TRH

APPROVED:  
BJM

REVISIONS:

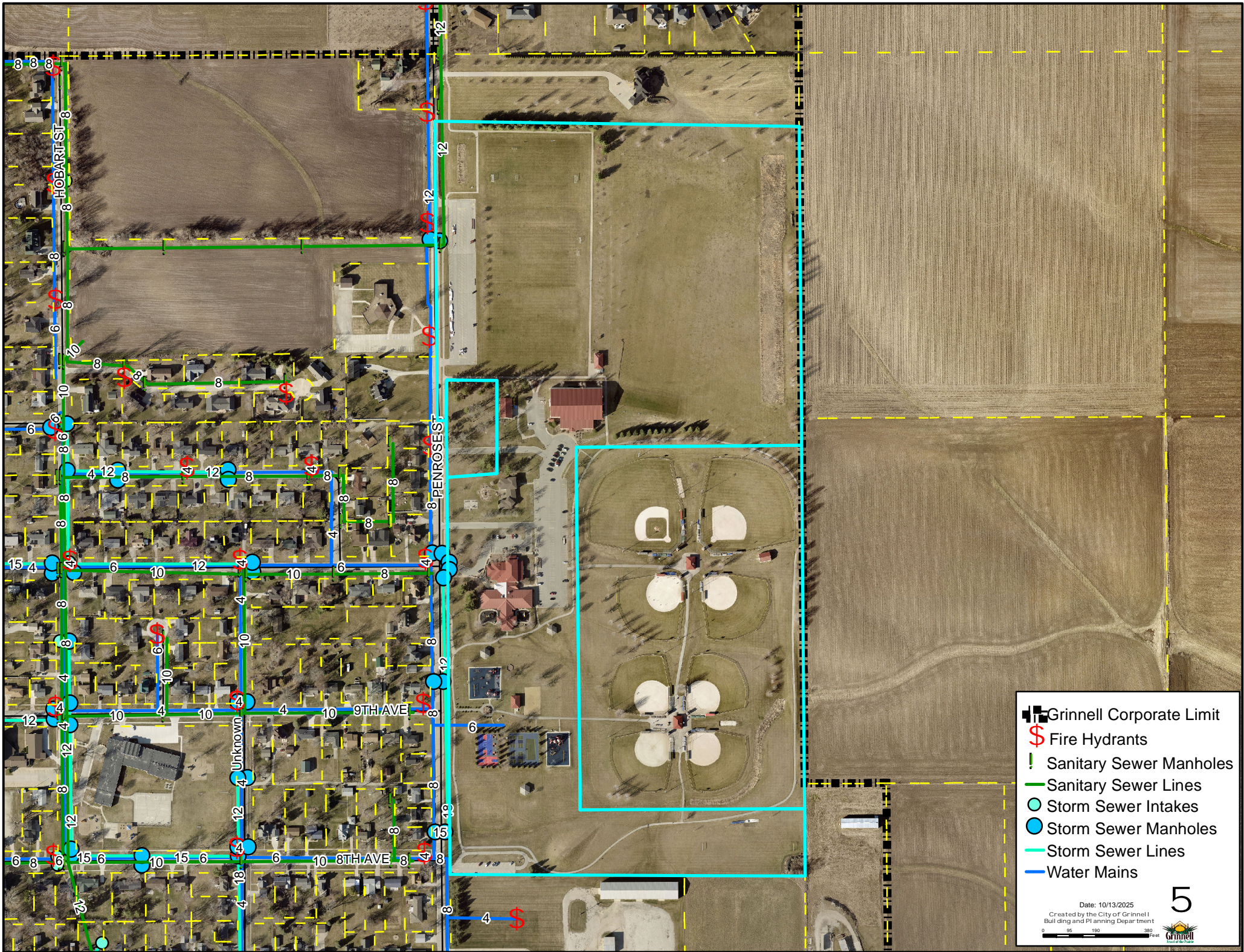
DATE:  
OCT. 13, 2025

PROJECT NO.:  
7025144

SHEET NO.:  
1 OF 2

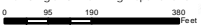
C:\Projects\2025144 - Grinnell-Newburg - Subdivision in 10-80-16 - Grinnell\Drawings\Final Plat 7025144.dwg

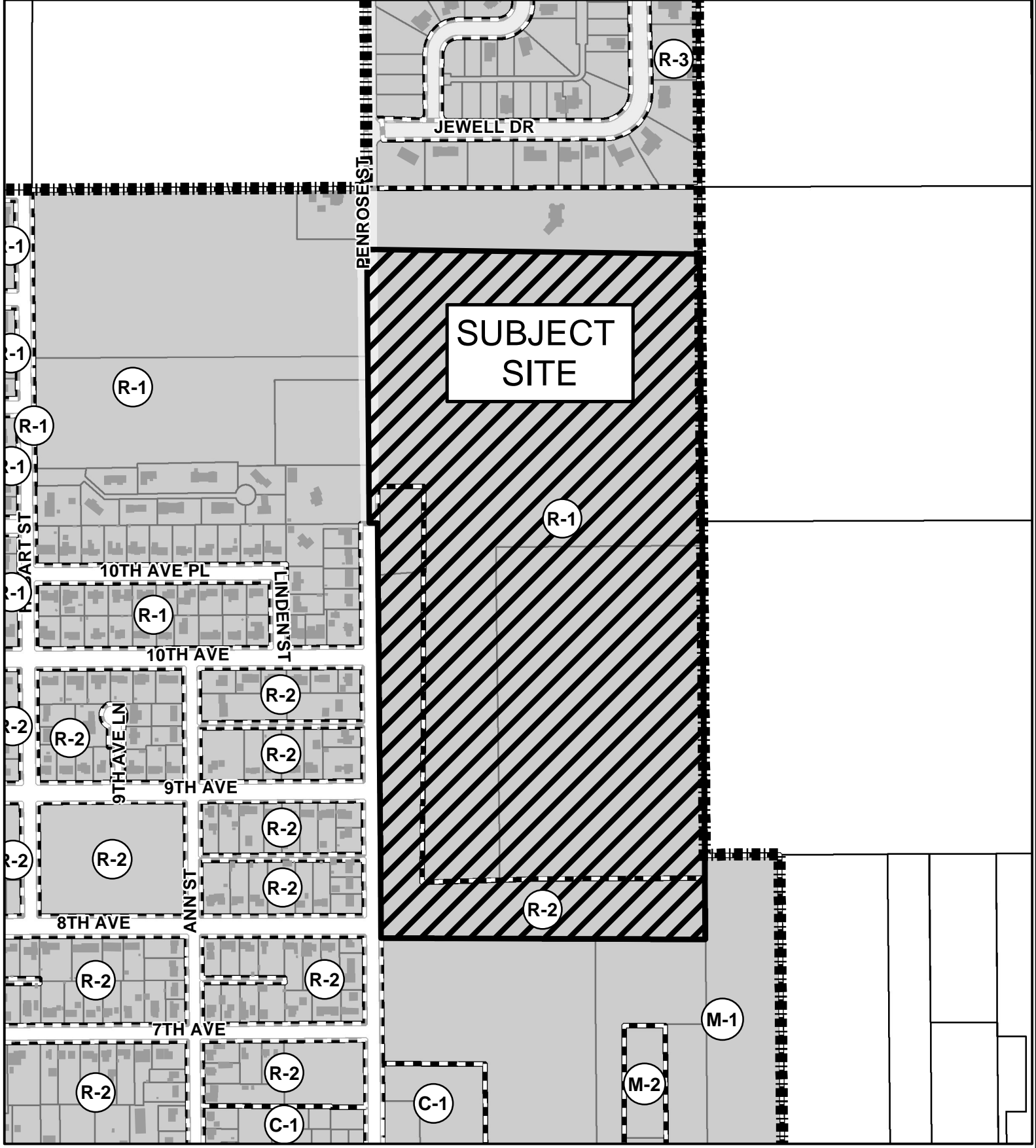




-  Grinnell Corporate Limit
-  Fire Hydrants
-  Sanitary Sewer Manholes
-  Sanitary Sewer Lines
-  Storm Sewer Intakes
-  Storm Sewer Manholes
-  Storm Sewer Lines
-  Water Mains

Date: 10/13/2025  
 Created by the City of Grinnell  
 Building and Planning Department





## 25-4: Grinnell-Newberg Elementary Campus Subdivision



- 
- 



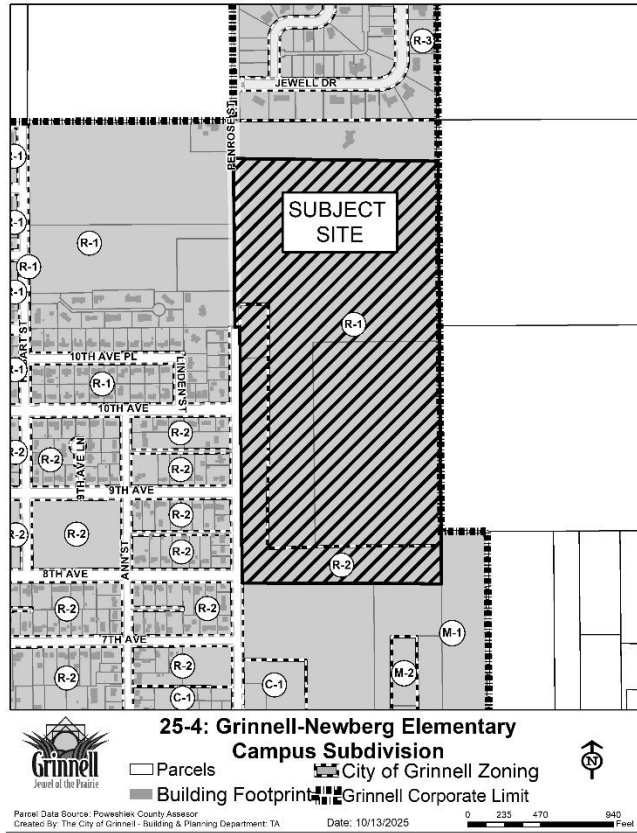
**PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that The Planning and Zoning Commission for the City of Grinnell will meet to review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial.

You are further notified that the time and place of the public hearing will be Friday, October 24, 2025 at 12:00 p.m. in the Council Chambers at City Hall, 520 4<sup>th</sup> Ave and also available on zoom:

Meeting ID: 646 868 5281  
Passcode: 12345

Tyler Avis  
Building and Planning Director



## **PUBLIC NOTICE**

The Planning and Zoning Commission of the City of Grinnell will meet on October 24, 2025 at 12:00pm to meet and review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial. 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 Friday, October 24, 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**

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

1510 PENROSE ST  
GRINNELL IA 50112

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

1507 PENROSE  
GRINNELL IA 50112

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

1327 PENROSE ST  
GRINNELL IA 50112

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

1309 PENROSE ST  
GRINNELL IA 50112

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

1625 PENROSE ST  
GRINNELL IA 50112

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

1819 PENROSE  
GRINNELL IA 50112

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

1529 PENROSE  
GRINNELL IA 50112

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

472 HWY 6  
GRINNELL IA 50112

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

PO BOX 542016  
OMAHA NE 68154

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

1601 PENROSE  
GRINNELL IA 50112

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

1820 PENROSE  
GRINNELL IA 50112

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

6628 NW 84TH CIRCLE  
JOHNSTON IA 50131

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

**PO BOX 679  
GRINNELL IA 50112**

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

**1415 PENROSE  
GRINNELL IA 50112**

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

**14918 HWY 6 E  
GRINNELL IA 50112**

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

**1527 PENROSE  
GRINNELL IA 50112**

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

1305 PENROSE ST  
GRINNELL IA 50112

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

PO BOX 80615  
INDIANAPOLIS IN 46280

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

2211 6TH  
GRINNELL IA 50112

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

4340 130TH ST  
MALCOM IA 50157

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

1829 8TH  
GRINNELL IA 50112

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

1417 PENROSE  
GRINNELL IA 50112

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

1521 PENROSE  
GRINNELL IA 50112

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

2000 REED  
GRINNELL IA 50112

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

1217 PENROSE  
GRINNELL IA 50112

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

4069 160TH ST  
BROOKLYN IA 52211

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

1832 8TH AVE  
GRINNELL IA 50112

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

1844 9TH  
GRINNELL IA 50112

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

**1515 PENROSE  
GRINNELL IA 50112**

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

**1315 PENROSE  
GRINNELL IA 50112**

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

**1848 9TH AVE  
GRINNELL IA 50112**

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

**1830 8TH  
GRINNELL IA 50112**

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

1425 PENROSE ST  
GRINNELL IA 50112

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

City of Grinnell  
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Grinnell, IA 50112

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

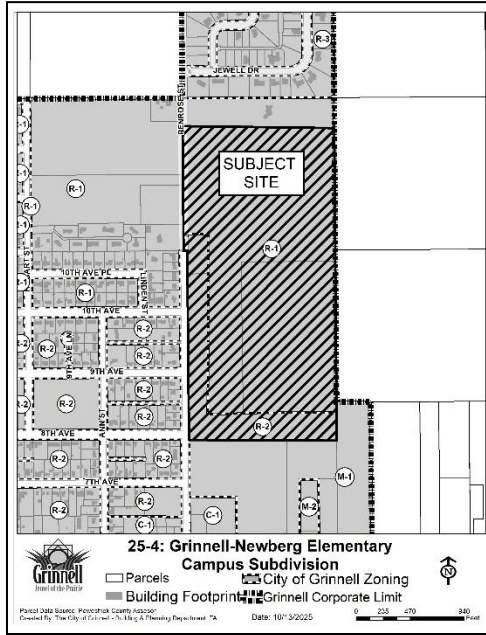
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On **October 24, 2025 at 12:00 p.m.** a public hearing will be held before the City of Grinnell's Planning and Zoning Commission in the City Council Chambers (520 4<sup>th</sup> Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

25-4: Review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial.

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.



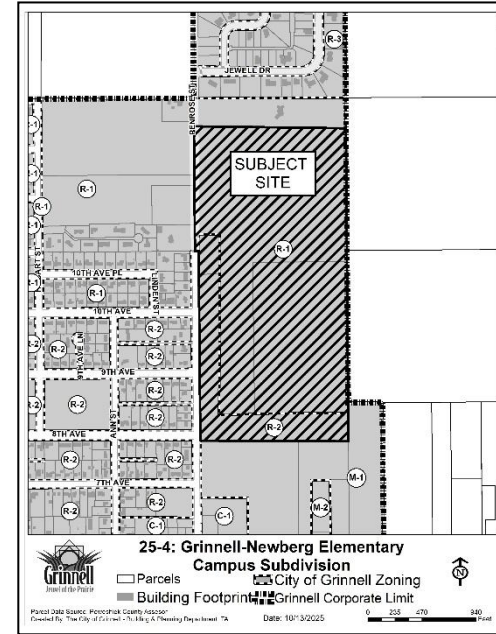
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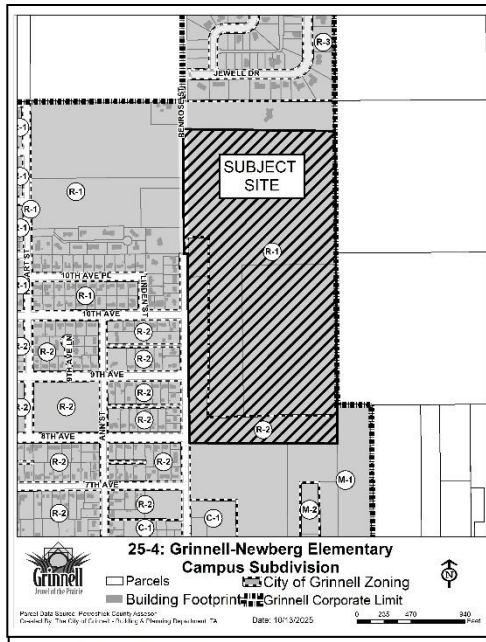
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