

## Shueyville Planning and Zoning Commission

Monday, February 24, 2025, at 7pm

Meeting held at Community Center- 2863 120<sup>th</sup> St NE, Swisher, IA 52338

### Minutes

The meeting came to order at 7pm.

Present: Cyrus Coffman, Brent Leis, Greg Wagner, Richard Schoene.

Also present: Mickey Coonfare, Leah Kolar.

**Approval of agenda & previous meeting minutes:** Wagner motioned to approve the previous meeting minutes and agenda for the present meeting; Schoene seconded.

**Public Comments:** None.

### **Business:**

1. Subdivision request for 1257 Winchester Dr. The property owner, Angela Helms, was present with her son to answer questions. She is requesting to create a lot around her dwelling (Lot 1) and leave the remaining property as an outlot (Outlot A) for mortgage purposes. Ms. Helms explained there are no current plans to develop Outlot A, but if she were to in the future, it would be for each of her three children to build their homes on. She also confirmed she has no plans to sell Outlot A. Coffman motioned to approve the subdivision request, with a contingency that any future development of the Mahoney Addition would include Lot 1 in the plans to further develop Outlot A, in order to maintain Shueyville's subdivision regulations. Wagner seconded the motion- all ayes, motion carried. The recommendation will be presented to Council.
2. Rezoning request for The Secret Cellar, 1205 Curtis Bridge Road. Owners, Lauren and Markus Cannon, were present with Scott Ritter from Hart-Frederick Consultants to answer questions. The request is for a change of zoning from C-1 Commercial to C-2 Old Town Commercial. The reason for this request is to permit narrower setbacks to accommodate a new building and the necessary parking requirements. The current shop and garage are to be removed. Coffman motioned to approve the rezoning request; Leis seconded. The recommendation will be presented to the City Council.

**Adjourn:** Coffman motioned to adjourn the meeting at 7:25pm, Schoene seconded. Motion carried.