

Shueyville Planning and Zoning Commission

Tuesday, February 3, 2026, at 6pm

Meeting held at Community Center- 2863 120th St NE, Swisher, IA 52338

Minutes

The meeting came to order at 6pm.

Present: Cyrus Coffman, Brent Leis, Richard Schoene, Greg Wagner. Ryan Cariveau arrived 2 minutes after roll call. 5/5 were present.

Also present: Dave Schechinger, Leah Kolar, Chase Lang, Lauren Cannon.

Approval of agenda & previous meeting minutes: Leis motioned to approve the agenda and the previous meeting minutes. Wagner seconded the motion. All ayes- motion carried.

Business:

1. Planning & Zoning reviewed a site plan from The Secret Cellar for compliance with the city's site plan regulations. City Engineer, Dave Schechinger, reviewed each item on the site plan checklist with the commissioners. Wagner motioned to approve the site plan from The Secret Cellar, with two contingencies: Jefferson Monroe Fire Department's review and approval of the site plan, and Johnson County's approval of the septic system. Cariveau seconded this motion. All ayes- motion carried. Schoene motioned to approve The Secret Cellar's request for a waiver to the parking lot requirement, requiring pull-through access for large trucks and trailers. Coffman seconded the motion. All ayes- motion carried. The recommendations to council will go to city council for final approval.
2. Planning & Zoning continued their discussion from September 2025 regarding amending the city's subdivision regulations to require public street dedication in new developments. Dave Schechinger provided an example from Solon. Emphasis on the continuation of streets to increase interconnectedness and ease traffic flow. Smaller developments could still build private roads under less stringent design criteria. Cariveau motioned to send Solon's subdivision ordinance to city council for consideration to adopt, Wagner seconded. The motion carried. P&Z also discussed the need for a Comprehensive Plan update. Leis made a motion recommending that council consider a Comprehensive Plan update, Coffman seconded. Motion carried. All recommendations to city council will be reviewed at their next city council meeting on Tuesday, February 10, 2026.

Adjourn: Meeting was adjourned at 7:12pm.