

**ORDINANCE NO. 2022-05**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE MUNICIPAL CODE OF THE CITY OF SHUEYVILLE, IOWA, BY REZONING PROPERTY FROM AGRICULTURAL and R-2 SINGLE FAMILY RESIDENTIAL to C-1 COMMERCIAL.**

**BE IT ENACTED**, by the City Council of the City of Shueyville, Iowa:

**SECTION 1: AMENDMENT** to the Municipal Code of the City of Shueyville, Iowa, Official City Zoning Map as shown in the attached rezoning exhibit and described as follows:

**WHEREAS** the owner of property located at 1178 Club Road requested to rezone 4.3 acres located adjacent to a commercial district of same ownership, currently zoned Agricultural to C-1 Commercial. The purpose of this rezoning is to grow adjacent commercial district business.

**WHEREAS** the same property owner also requested to rezone 0.23 acres of adjacent property located at 2944 120<sup>th</sup> St. NE from R-2 Residential to C-1 Commercial. The purpose of this rezoning is to construct an access road off 120<sup>th</sup> St. NE.

**WHEREAS** the Shueyville Planning and Zoning Commission has reviewed the proposed rezoning request and recommends approval by the City Council.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 4. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

First reading of Ordinance 2022-05 introduced and approved on November 8, 2022.

First Motion: Brent Foss      Second Motion: Becky Neuhaus

Ayes: Bart Frisk, Brent Foss, Becky Neuhaus, Chris Lacy, Patty Stephens

Nays: None.

Absent: None.

Second reading of Ordinance 2022-05 waived on November 8, 2022.

First Motion: Chris Lacy      Second Motion: Patty Stephens

Ayes: Brent Foss, Becky Neuhaus, Chris Lacy, Patty Stephens, Bart Frisk

Nays: None.

Absent: None.

Third reading of Ordinance 2022-05 waived and approved for final passage on November 8, 2022.

First Motion: Chris Lacy      Second Motion: Patty Stephens

Ayes: Becky Neuhaus, Chris Lacy, Patty Stephens, Bart Frisk, Brent Foss

Nays: None.

Absent: None.

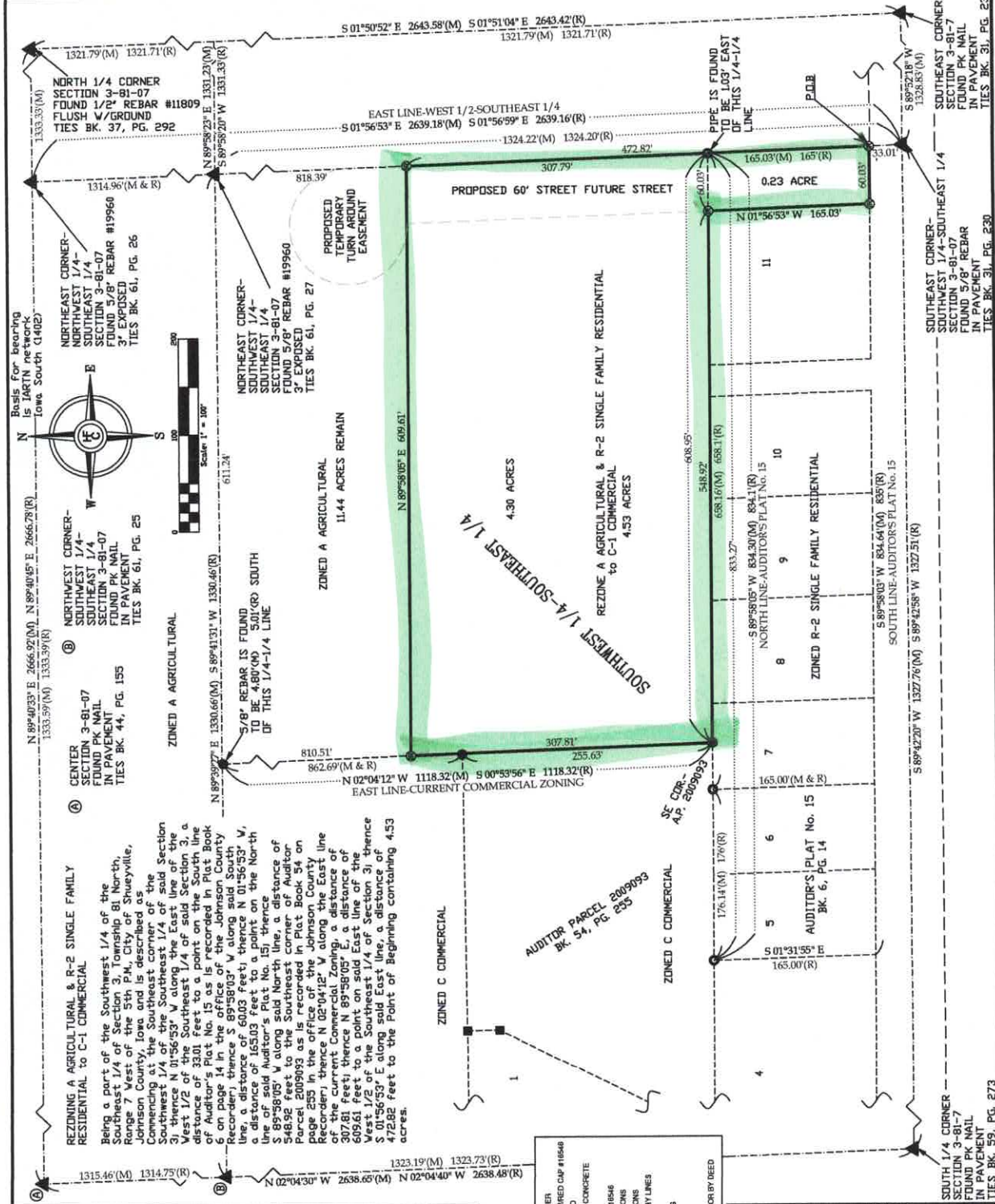
Passed and approved by the City Council the 8th day of November 2022.

  
\_\_\_\_\_  
Mickey Coonfare, Mayor

ATTEST:

  
\_\_\_\_\_  
Leah Kolar, City Clerk

**INDEX LEGEND**  
 LOCATION: SOUTHWEST 1/4-SOUTHEAST 1/4  
 SECTION 3, T-81-N, R-7-W  
 REQUESTOR: JOAN CHALUPSKY  
 PROPRIETOR: JOAN CHALUPSKY  
 SURVEYOR: J. SCOTT RITTER, PLS #16546  
 COMPANY: HART-FREDERICK CONSULTANTS P.C.  
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
 RETURN TO: sritter@hart-frederick.com (319) 545-7215



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.

J. Scott Ritter, P.L.S.  
 Iowa License Number: 16546  
 My license renewal date is December 31, 2022.  
 Pages covered by this seal: THIS SHEET ONLY



- LEGEND**
- GOVERNMENT CORNER
  - SET 5/8" IRON ROD W/RED CAP #1848
  - FOUND 5/8" IRON ROD
  - FOUND IRON ROD IN CONCRETE
  - FOUND PIPE
  - FOUND 5/8" REBAR #1846
  - RECORDED DIMENSIONS
  - MEASURED DIMENSIONS
  - CENTER LINES
  - RIGHT-OF-WAY LINES
  - SECTION LINES
  - EASEMENT LINES
  - LOT LINES PLATTED OR BY DEED

**REZONING EXHIBIT**  
 A AGRICULTURAL & R-2 SINGLE FAMILY RES. to C-1 COMMERCIAL  
 PART OF THE SW 1/4-SE 1/4 OF SECTION 3, T-81-N, R-7-W SHUEYVILLE, JOHNSON COUNTY, IOWA

DATE: 10/06/22 DRN: JSR APP:  
 FLD BK: GPS PROJ. NO: 227250