

**CITY OF STORM LAKE
PLANNING AND ZONING
ACCESS TO THE OFFICIAL MEETING CAN
BE DONE THROUGH THE FOLLOWING
WAYS: IN PERSON AT CITY HALL BY
TELEPHONE: DIAL: 1-312-626-6799 OR TOLL-
FREE: 1-888-475-4499 WEBINAR ID: 825 5453
3554 BY COMPUTER:
HTTPS://US06WEB.ZOOM.US/
APRIL 28, 2022
4:00 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

1. **Motion to Review And Approve The Minutes From The February 18, 2022 Planning & Zoning Meeting**
2. **Public Hearing On A Proposed Text Amendment to the Storm Lake Zoning Ordinance To Permit Kennels in the GI Zoning District.**
3. **Proposed Text Amendment to the Storm Lake Zoning Ordinance to Permit Kennels in the GI Zoning District.**
4. Adjourn



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Find us on the Web at <http://www.stormlake.org>

Staff Summary

4/28/2022

Agenda Item # 1.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building & Code Compliance Director

SUBJECT: **Motion to Review And Approve The Minutes From The February 18, 2022 Planning & Zoning Meeting**

BACKGROUND:

**COMPREHENSIVE
PLAN RELATIONSHIP:**

FISCAL IMPACT:

RECOMMENDATION: Approve Minutes

ATTACHMENTS:

	Description	Type
📎	Minutes	Minutes

PLANNING AND ZONING COMMISSION,
February 18, 2022, 11:30 am
City Hall Council Chambers and Teleconference

MEMBERS PRESENT: David Walker, Andriette Wickstrom, Tim Steffen, Duane Miller.

ABSENT: Tony Statz, Miavan Feliciano

OTHERS PRESENT: Scott Olesen (Building Official), Colette Baker (Code Enforcement Officer), Chris Chambers (Building Inspector).

Chairman Walker called the meeting to order at 11:41 am.

Item 1: Approval of Minutes from the December 28, 2021, P & Z Meeting- Moved by Commissioner Steffen to approve the minutes from the December 28, 2021, meeting. Seconded by Commissioner Miller.

Roll Call Vote: All Ayes with Commissioners Feliciano and Statz absent. Motion carried.

Item 2: The Commission Needs To Appoint A Vice Chairman

The Vice Chair will fill in if needed when the Chairman is unavailable.

Chairman Walker asks if anyone would like to volunteer or nominate someone.

Commissioner Miller nominates Commissioner Wickstrom

Roll call vote all ayes with Statz and Feliciano absent. Andriette Wickstrom will serve as Vice Chair beginning now and until the first meeting of 2023.

Item 3: Public Hearing For Proposed Preliminary and Final Plat for a Minor Subdivision Of A Parcel Located At 1012 Highway 110

Chairman Walker opens public hearing.

Scott Olesen- This agenda item is a public hearing for a request for a proposed

preliminary and final plat for a minor subdivision by Bernardo and Katharina Friesen. Since the proposed subdivision of land is considered a minor subdivision in accordance with the Storm Lake Subdivision Ordinance, the preliminary and final plats can be reviewed and approved at the same meeting by the Planning and Zoning Commission and the Storm Lake City Council. A minor subdivision is defined as a division of land into no more than four lots and does not require the installation of streets, sewer, or water. The intended use of the property is for single family dwellings. The lots meet all bulk regulations, They do not have sewer but with the lot size they are allowed to have septic. There will be no streets and they have DOT approval for two driveways. The Storm Lake Comprehensive Plan on page 5-6, lists "HOUSING GOALS AND POLICIES". Goal 4 is to "Expand the housing stock to address the unmet need of potential residents and employees." Goal 5 is to "Ensure redevelopment and infill projects add to the community's housing diversity while maintaining the integrity of the neighborhood." This subdivision will provide for three new homes and be in harmony with the surrounding area.

Chairman Walker calls for input from the public. Hearing none closes the {Public Hearing.

Item 4: Recommendation For Proposed Preliminary and Final Plat for a Minor Subdivision Of A Parcel Located At 1012 Highway 110

Chairman Walker calls for any discussion or questions.

Scott Olesen: A proposed Preliminary and Final Plat for a Minor Subdivision. This is a good plan and fills the need for some larger lots. It fits well with the Comprehensive Plan. The lots meet lot size of 20,000 Sq Feet and have existing water. They will have septic systems which are allowed for lots of that size. If approved the recommendation will be heard by the City Council at the February 21, 2022, meeting.

Chairman Walker comments that the unified approaches are interesting.

Chairman Walker hearing no further questions calls for a motion.

I Andriette Wickstrom hereby move that the Planning and Zoning Commission make a finding that Bernardo Friesen and Katharina Friesen have presented to the Storm Lake, Iowa Planning and Zoning Commission, a plat of "Evergreen Estate Addition" to the City of Storm Lake, Iowa; said plat of the proposed Addition has been reviewed by this Commission and has been found acceptable to this Commission and that said plat meets the requirements of Article 3 in the Storm Lake Zoning Subdivision Ordinance. That we further make the finding that the granting of the request will make possible the reasonable use of the land which will be in harmony with the general purpose and intent of this zoning ordinance and comprehensive plan, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and that we therefore approve said plat and recommend to the City Council of Storm Lake, Iowa, that the same be approved, as submitted to this Commission.

Second by Commissioner Steffen. Roll call vote all ayes with Commissioners Feliciano and Statz absent.

Item 5: Adjourn

Chairman Walker asks if there is any other business and hearing none calls for a motion to adjourn. Vice Chair Wickstrom makes a motion to adjourn. Second by Commissioner Steffen. Roll call vote all ayes with Commissioners Feliciano and Statz absent meeting adjourned at 511:52 am.

Staff Summary

4/28/2022

Agenda Item # 2.



City of Storm Lake
PO Box 1086
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REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building & Code Compliance Director

SUBJECT: **Public Hearing On A Proposed Text Amendment to the Storm Lake Zoning Ordinance To Permit Kennels in the GI Zoning District.**

BACKGROUND: There has been a request by Brent Mangold to allow Kennels to be a permitted use in the GI, General Industrial Zoning District. Currently, this is not an allowable use in this Zoning District.

The proposed Kennel use type would appear to be compatible with the uses which are currently permitted in the GI, General Industrial Zoning District.

I have attached the proposed text amendment for your review.

Before a text amendment may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission. The City Council will meet on Monday, May 2, 2022 at 5:00 pm.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Comprehensive Plan on Page 6-6, lists as Goal 2 to "Attract new businesses that will diversify the tax base and supply jobs within Storm Lake."

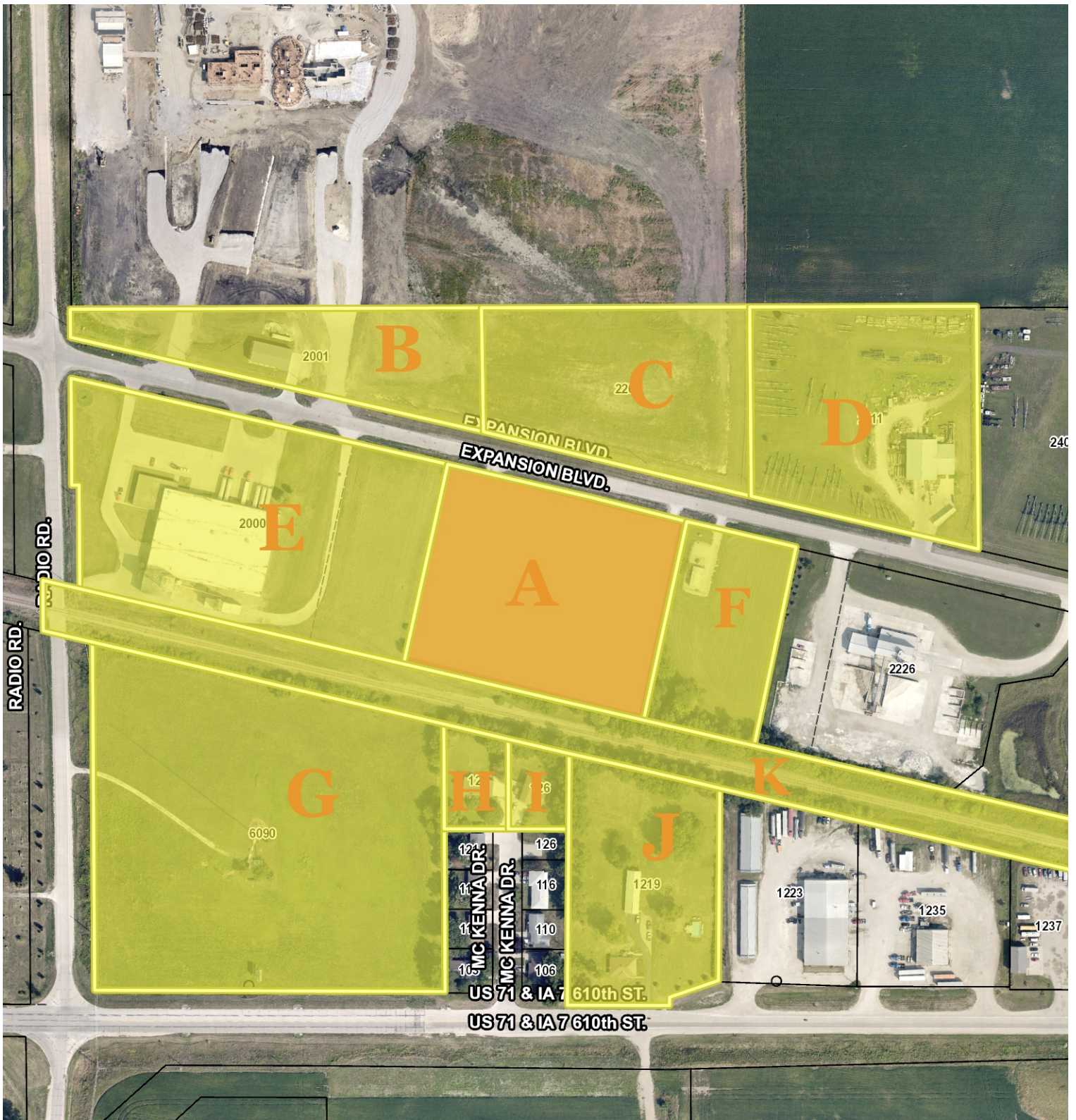
This text amendment will allow for the development of businesses in the GI District that are not currently permitted.

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION:

Open the Public Hearing
Receive Public Input
Close The Public Hearing

ATTACHMENTS:	
Description	Type
 Map	Map
 Ordinance	Ordinance
 Notice to the Public	Letter
 Application	Application



0 263 Feet



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Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Storm Lake is not responsible for any inaccuracies herein contained.

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Map Name

ORDINANCE NO.

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, A PART OF THE STORM LAKE MUNICIPAL CODE, TO ALLOW FOR KENNELS AS A PERMITTED USE IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT

WHEREAS, the City Staff has received a petition for changes in the text of the Storm Lake Zoning Ordinance and Subdivision Regulations to allow for Kennels as a permitted use in the General Industrial (GI) Zoning District;

WHEREAS, the City's Planning and Zoning Commission has reviewed and recommended approval of the proposed changes in the text of the Zoning Ordinance that will allow for such additional use of real property in a GI Zoning District; and

WHEREAS, the proposed changes in the text of such Zoning Ordinance are consistent and in accordance with the comprehensive plan adopted by the City in Resolution No. 94-R-2012-2013 on February 18, 2013;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, as follows:

Section 1. AMENDMENTS. The Zoning Ordinance of the City of Storm Lake is amended as follows:

- b. In "Article Four - Base Zoning District Regulations," "Table 4-2-Permitted and Conditional Uses By Zoning Districts" under "Commercial Uses," on Page 4-10, insert "P" in the "GI" column of the "Kennels" row.

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this ____ day of _____, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING AND CITY COUNCIL
CITY OF STORM LAKE**



File number: **2022-2**

Date: **April 18, 2022**

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

A petition for a Text Amendment to the Storm Lake Zoning Ordinance to Permit Kennels as a Permitted use in the GI, General Industrial District has been filed by Brent Mangold.

The petition requests approval to allow for kennel businesses as a permitted use in the General Industrial zoning district. The proposed text changes to permit such an additional use are as follows:

- b. In “Article Four - Base Zoning District Regulations,” “Table 4-2-Permitted and Conditional Uses By Zoning Districts”, under “Commercial Uses, on page 4-10, ” insert “P” in the “GI” column of the “Kennels” row.

A public hearing will be held by the Planning and Zoning Commission on April 28, 2022, at 4:00 pm at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed ordinance to permit kennels as a permitted use in the GI, General Industrial District. You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 – Zoom Meeting ID: 825 5453 3554, or by Computer: <https://us06web.zoom.us/j/82554533554>.

Following the hearing the board will make a recommendation to the City Council relative to the application. **The City Council will meet Monday, May 2, 2022 at 5:00 P.M.** You may attend in person at City Hall, By Telephone Dial: 1-312-626-6799 or toll-free: 1-888-475-4499 Zoom Meeting ID: 933-2006-3301, or By Computer: <https://zoom.us/j/93320063301>

Respectfully submitted,

Scott Olesen
Zoning Administrator

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



PROPERTY ADDRESS:

2004 Expansion Blvd

PROPERTY OWNER:

Brent L. Mangold

OWNER ADDRESS
(if different than above):

177 Stoney Point Drive
Storm Lake, IA 50588

OWNER PHONE NUMBER:

712-299-7786

OWNER EMAIL:

blmangold@gmail.com

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

The City of Storm Lake Zoning Ordinance Article 12 Section 1204 establishes the amendment procedure for the Zoning Ordinance and requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the City Council.

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

The existing use of the property and the proposed use of the property.

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a rezoning request will be heard by the Planning and Zoning Commission and the City Council at separate meetings.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.

A non refundable application fee of \$200.00 is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council.

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☐ Zoning Map Amendment to the Zoning Ordinance



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

CURRENT ZONING ORDINANCE: Industrial (GI)

TEXT AMENDMENT REQUEST: To permit Kennels as a permitted use *in the GI District*

ADDRESS OF THE PROPERTY: 2004 Expansion Blvd.

LEGAL DESCRIPTION
OF THE PROPERTY:

02-02 Storm Lake Corp Hayes
Industrial Park (Ex W 200' $\frac{1}{2}$ W 200'
Lot 3

PRESENT ZONING DISTRICT:

GI

REQUESTED ZONING DISTRICT:

GI

WHY PRESENT ZONING IS NO LONGER VALID:

N/A

EXISTING USE OF PROPERTY:

Vacant

PROPOSED USE OF PROPERTY

Kennel

Signature of Property Owner:

Brent Mangold

Date:

4-14-2022

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Paid:

Staff Summary

4/28/2022

Agenda Item # 3.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building & Code Compliance Director

SUBJECT: **Proposed Text Amendment to the Storm Lake Zoning Ordinance to Permit Kennels in the GI Zoning District.**

BACKGROUND: There has been a request by Brent Mangold to allow Kennels to be a permitted use in the GI, General Industrial Zoning District. Currently, this is not an allowable use in this Zoning District.

The proposed Kennel use type would appear to be compatible with the uses which are currently permitted in the GI, General Industrial Zoning District.

I have attached the proposed text amendment for your review.

Before a text amendment may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission. The City Council will meet on Monday, May 2, 2022 at 5:00 pm.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Comprehensive Plan on page 6-6, lists "ECONOMIC GOALS AND POLICIES". Goal 2 is to "Attract new businesses that will diversify the tax base and supply jobs within Storm Lake."


This text amendment will allow for the future development of businesses in the GI District that are not currently permitted.

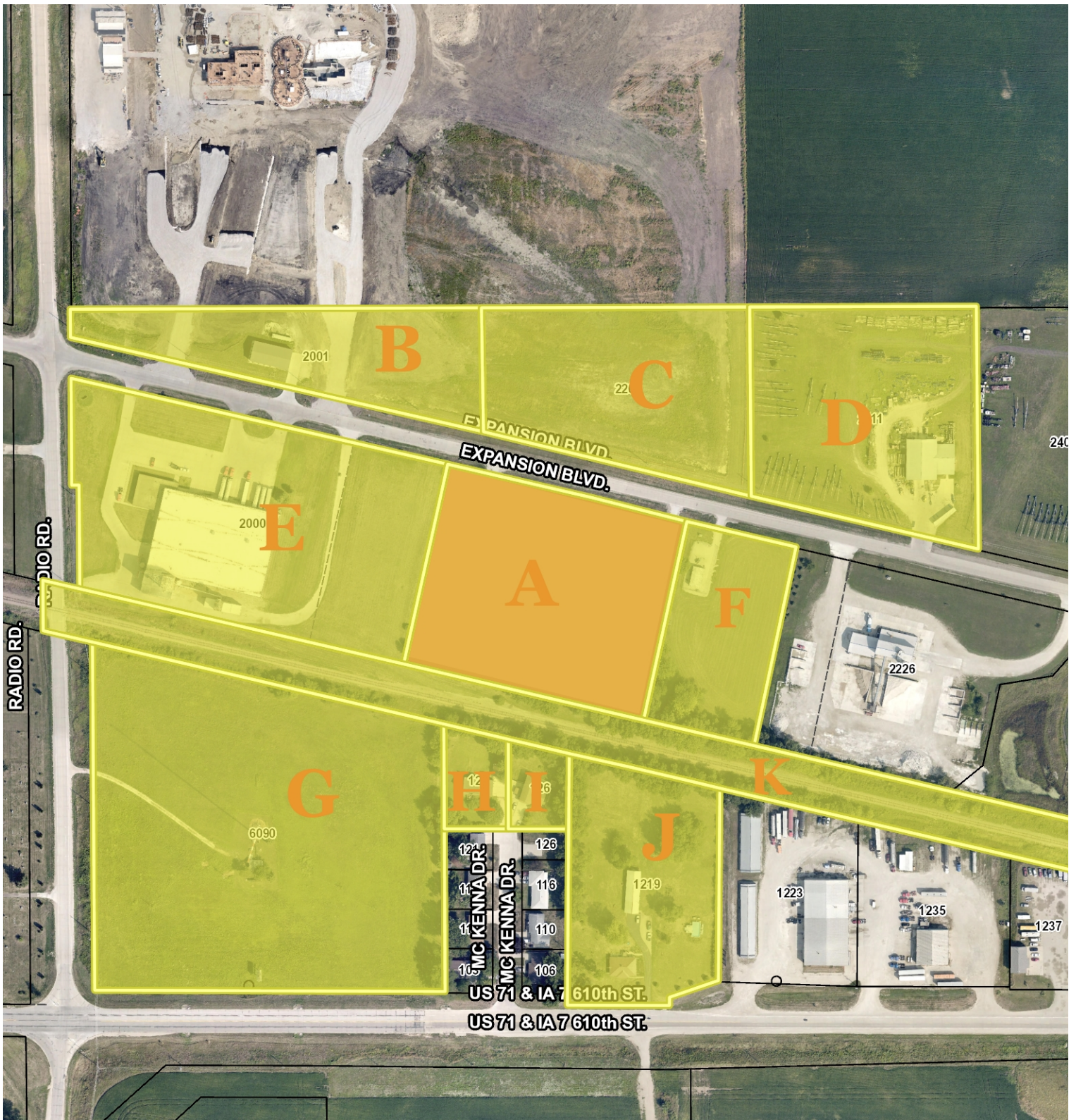
FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION: Review and approve the proposed text amendment attached to

this staff summary and provide the required written approval on the form provided to the Chairman of the Planning and Zoning Commission.

ATTACHMENTS:

Description		Type
	Map	Map
	Ordinance	Ordinance
	Notice to the Public	Letter
	Application	Application



0 263 Feet



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PASSED AND APPROVED this ____ day of _____, 2021.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

**NOTICE OF PUBLIC HEARING FOR PUBLICATION
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File number: **2022-2**

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Respectfully submitted,

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Zoning Administrator

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PLANNING AND ZONING COMMISSION and CITY COUNCIL



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CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL

☐ Text Amendment to the Zoning Ordinance

☐ Zoning Map Amendment to the Zoning Ordinance



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CURRENT ZONING ORDINANCE: Industrial (GI)

TEXT AMENDMENT REQUEST: To permit Kennels as a permitted use *in the GI District*

ADDRESS OF THE PROPERTY: 2004 Expansion Blvd.

LEGAL DESCRIPTION OF THE PROPERTY: 02-02 Storm Lake Corp Hayes Industrial Park (Ex W 200' $\frac{1}{2}$ W 200' Lot 3)

PRESENT ZONING DISTRICT: GI

REQUESTED ZONING DISTRICT: GI

WHY PRESENT ZONING IS NO LONGER VALID: N/A

EXISTING USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Kennel

Signature of Property Owner: Brett Mangold Date: 4-14-2022

City of Storm Lake Use	
Meeting Date:	<input type="text"/>
Application Fee Paid:	<input type="text"/>
Appeal No.:	<input type="text"/>
Date Paid:	<input type="text"/>