



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Susi Lampe, IaCMC, IaCFO – Assistant City Manager/City Clerk/Treasurer

DATE OF MEETING: March 23, 2026

ITEM TITLE: First Reading of an Ordinance Amendment to Chapter 170 Zoning Regulations

BACKGROUND:

Steve Gee submitted a rezoning request on February 25, 2026. The Planning & Zoning Commission reviewed and recommended approval of the request on March 3, 2026. Council met on March 9, 2026, and scheduled a public hearing for March 23, 2026, to allow the public to speak on this topic.

DISCUSSION:

It's important to remember that when considering a rezoning request, the discussion should focus on the area's character and whether the proposed improvements fit that area, not on specific portions of the planned improvements. It should be considered solely on the merits of the zoning and whether it fits in that area.

In this situation, Staff believes that this rezoning is appropriate for the future use of this area.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by rezoning agricultural land to residential use to create future development opportunities.

FINANCIAL CONSIDERATION:

Once the new supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

RECOMMENDATION:

Staff recommends a motion to approve the first reading of an ordinance amending provisions pertaining to Chapter 170 – Zoning Regulations.

Staff recommends a motion to suspend the statutory rule requiring an ordinance to be considered and voted on for passage at two council meetings prior to the meeting at which it is to be finally passed.

Staff recommends a motion to have this ordinance, which amends provisions pertaining to Chapter 170 – Zoning Regulations, placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.