



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

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

DATE OF MEETING: July 28, 2025

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

BACKGROUND:

Greg and Christin Fangman applied for a rezoning request to the City on September 5, 2025. The Planning & Zoning Commission reviewed and recommended approval of the request on September 16, 2025. Council met on September 22, 2025, and set a public hearing to be held on October 13, 2025, for the public to speak on this topic.

DISCUSSION:

It's important to remember that when considering a rezoning request, the discussion should be about the area's character and whether it fits in that area, not about specific portions of the planned future improvements. It should be considered solely based on the merits of the zoning and whether that zoning 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 **encouraging a supportive environment for businesses, workforce, and economic development**. This item helps achieve that vision by changing the current zoning of M-2 Heavy Industrial/Manufacturing to C-1 Commercial to allow for future development of the area.

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, be 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.