

**CITY OF STORM LAKE
PLANNING & ZONING MEETING
CITY HALL - COUNCIL CHAMBERS
MARCH 18, 2026
5:15 PM**



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

AGENDA

Access to the official meeting can also be done through the following ways:

BY TELEPHONE

Dial: 1-312-626-6799 or toll-free 1-888-475-4499

Zoom Meeting ID: **826 8482 2818**

BY COMPUTER:

<https://us06web.zoom.us/j/82684822818>

A. Call The Meeting To Order

B. New Business

- 1. Motion To Review And Approve Minutes From The February 9, 2026 Planning & Zoning Meeting**
- 2. Public Hearing Application 2026-3: A Request For A Zoning Map Amendment Change In The IN-2 Institutional Facilities Zoning District To Allow For A Change To R-4 High Density Residential**
- 3. Application 2026-3: A Request For A Zoning Map Amendment Change In The IN-2 Institutional Facilities Zoning District To Allow For A Change To R-4 High Density Residential**

C. Adjourn

Meeting Protocol

If you wish to speak today, please:

- To speak on an agenda item, please approach the podium when that agenda item is called, and upon recognition by the Chair, identify yourself by stating your name and address.
- If your issue is not a topic on the agenda, please approach the podium under the "Hear the Public" agenda item, and upon recognition by the Chair, identify yourself by stating your name and address.
- Please keep your remarks to three (3) minutes or less.
- If you require accommodation for this meeting, including but not limited to translation services, hearing assistance, or accessibility, please contact the City Clerk at least four (4) hours prior to the start of the meeting.

PLANNING AND ZONING COMMISSION,

February 9, 2026

City Hall Council Chambers and Teleconference

MEMBERS PRESENT: Andriette Wickstrom, , Duane Miller (via zoom link), Daniel Eisenstein, Dalton Walker, Wilmer Flores

ABSENT: Aaron Ramos, Angie Andrade

OTHERS PRESENT: Scott Olesen (Building Official), Colette Baker (Code Enforcement Officer) Dana Larsen (Communications), Nancy Miller (resident), Jackie Vogel (resident, via zoom link), Steve Brashears, Rob Colerick (BVRMC)

Chairperson Wickstrom called the meeting to order at 5:22 PM

Item 1: Motion Review And Approve Minutes From November 20, 2025 Planning And Zoning Meeting
Moved by Commissioner Eisenstein to **Approve Minutes From The November 20, 2025 Planning And Zoning Meeting**. Second by Commissioner Flores Roll call vote: Chairperson Wickstrom, Commissioner Walker, Commissioner Eisenstein, Commissioner Miller, Commissioner Flores all ayes Commissioners Ramos and Andrade absent. Motion carried. Minutes approved.

Item 2: Public Hearing For Application 2026-1: A Request For A Zoning Map Amendment Change In the R-1 Low Density Residential Zoning District To Allow For A Change To IN-3 Hospital Medical Facility

Scott Olesen provides background information on the request and relationship to the comprehensive plan. Citing Page 59 Goal 1: Support and expand the City's economic base. "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." And Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.

"Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan."

Findings

1) Whether the current classification of the property to be re-zoned is valid.

The area under consideration is currently Zoned R-1, Low density Residential. This is still a valid zoning classification in this area, but it is not unusual for medical facilities to be located adjacent to residential areas and would not preclude a change to the IN-3 District.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, Public and Institutional property is currently only 9.3 percent of the total land area of the City. The current Hospital property does not have adequate space for the proposed addition, and the intent is to provide the proposed services at one location, so moving these "off campus" would not be desirable.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

I. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development.

The area is served by a 12-inch sanitary sewer main and has access to a 6-inch plastic and 8-inch cast iron water mains. The storm sewer must comply with the new requirements for post-construction storm sewer runoff control. Additionally, the project is being designed by a Civil Engineering firm, and the City Infrastructure Engineer will review the proposal as well to ensure the utilities are adequate.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the project has multiple accesses to reduce traffic congestion.

iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

The project is intended to begin this spring or summer.

Hearing no public input Commissioner Wickstrom closes the Public Hearing.

Item 3: Review Application 2026-1: A Request For A Zoning Map Amendment Change In the R-1 Low Density Residential Zoning District To Allow For A Change To IN-3 Hospital Medical Facility

No further discussion Chairperson Wickstrom call for a motion.

Motion by Commissioner Walker:

The Planning and Zoning Commission has reviewed the foregoing application and hereby recommends to the City Council that the request be **Approved**. The reasons for approval or denial: All requirements for an amendment to the official Zoning map as stated in Article 1204(c) have been met by **Buena Vista Regional Medical Center** with regard to the proposed amendment to the official Zoning map. We further make the finding that the reasons set forth in the application justify the granting of the amendment to the official Zoning map that will make possible reasonable use of the land; that we further make the finding in the granting of the amendment to the official Zoning map 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 make recommendation to the City Council that the application for the amendment to the official Zoning map filed on January 13, 2026 by **Buena Vista Regional Medical Center** be approved as follows: An amendment to the official Zoning map from R-1 Low Density Residential to IN-3 Hospital Medical Facilities be applied to the parcels located at 706 Highview Drive, 707 Highview Drive, 710 Highview Drive, 711 Highview Drive, 714 Highview Drive and 1520 Lochedem Drive, legally described as Blocks Two (2), And Three (3) Of Lots One (1), Two (2), And Three (3) First Pleasant View Addition To The City Of Storm Lake, Iowa Acted upon this 9th day of February, 202

Seconded by Commissioner Eisenstein. Roll call vote: Chairperson Wickstrom, Commissioner Walker, Commissioner Eisenstein, Commissioner Flores, all ayes

Commissioner Miller Abstain, Commissioners Ramos and Andrade absent. Motion carried.

Item 4: Public Hearing For Application 2026-2: A Request For A Zoning Map Amendment Change In The IN-1 Public Services Zoning District To Allow A Change To R-4: High Density Residential.

Scott Olesen provides background information on the request and relationship to the comprehensive plan. Citing Page 13: "2022 Strategic Plan, High/Medium Priority, Keep building houses (especially single-family dwellings). And Page 26, Goal 1 states: "Provide an array of housing options to attract households, residents, and families of varying sizes, ages, diversities, cultures, incomes, and needs."

1) Whether the current classification of the property to be re-zoned is valid.

The area under consideration is currently Zoned IN-1, Public Services Zoning District. This is still a valid zoning classification in this area, but it is not unusual for public services facilities to be located adjacent to residential areas and would not preclude a change to the R-4 Zoning District.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, single-family residential land use is 17.1% of the total land use in the City and future residential land use is intended to increase as shown in Table 2.2.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development. The area is served by an 8-inch sanitary sewer main and has access to a 12-inch plastic water mains. Storm water will be directed to the street.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the proposed development will not exceed its capacity.

iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

The project is intended to begin this fall.

Item 3: Review Application 2026-1: A Request For A Zoning Map Amendment Change In the R-1 Low Density Residential Zoning District To Allow For A Change To IN-3 Hospital Medical Facility

Resident Jackie Vogel via zoom link asks for clarification on the type of building. It is confirmed to be a single family. The R-4 designation is similar to surrounding parcels.

Resident Nancy Miller Has similar concerns that it will not be a large apartment and take away parking that is used for ball games.

Hearing no public input Commissioner Wickstrom closes the Public Hearing.

Item 5: Review Application 2026-2: A Request For A Zoning Map Amendment Change In The IN-1 Public Services Zoning District To Allow A Change To R-4: High Density Residential.

No further discussion Chairperson Wickstrom call for a motion.

Motion by Commissioner Eisenstein:

The Planning and Zoning Commission has reviewed the foregoing application and hereby recommends to the City Council that the request be **Approved**.

The reasons for approval or denial: All requirements for an amendment to the official Zoning map as stated in Article 1204(c) have been met by **Buena Vista University** with regard to the proposed amendment to the official Zoning map. We further make the finding that the reasons set forth in the application justify the granting of the amendment to the official Zoning map that will make possible reasonable use of the land; that we further make the finding in the granting of the amendment to the official Zoning map 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 make recommendation to the City Council that the application for the amendment to the official Zoning map filed on January 27, 2026 by **Buena Vista University** be approved as follows: An amendment to the official Zoning map from IN-Public Services to R-4 High density Residential be applied to the parcel located at **942 Oneida** and legally described as:

Block 6 Lot 7 of Oneida Addition to the City of Storm 06-00 STORM LAKE CORP WASH ONEIDA ADD & LOT 7

Acted upon this 9th day of February, 2026

Seconded by Commissioner Miller. Roll call vote: Chairperson Wickstrom, Commissioner Miller, Commissioner Eisenstein, all ayes

Commissioner Walker, Commissioner Flores, Abstain, Commissioners Ramos and Andrade absent. Motion carried.

Adjourn: Chairperson Wickstrom calls for a motion to adjourn. Moved by Commissioner Eisenstein, Seconded by Commissioner Flores. Vote: All ayes. Motion carried. adjourned at 5:47 pm

Staff Summary

**3/18/2026
Agenda Item # B.2.**



REPORT TO: Commissioners
FROM: Scott Olesen, Building and Code Compliance Director
SUBJECT: **Public Hearing Application 2026-3: A Request For A Zoning Map Amendment Change In The IN-2 Institutional Facilities Zoning District To Allow For A Change To R-4 High Density Residential**

BACKGROUND: Axis Property has purchased the property located at 211 E 13th Street. The lot is currently zoned IN-2 Institutional Facilities and is 3.54 acres in size. The request is to change the Zoning to the R-4, High Density Residential Zoning District. The lot is currently bounded on three sides by the R-4 Zoning District. Therefore, the re-zoning would not create an island. The lot is also adjacent to the CC, Community Commercial Zoning District and these uses would not be incompatible. The areas adjacent to the subject property that are currently Zoned R-4, have mainly been developed as multifamily units.

Axis Properties intends to use the lot to build apartments if the re-zoning is approved.

COMPREHENSIVE PLAN RELATIONSHIP: Page 14 Goal 1: "Increase the amount of infill and greenfield development."
Page 24 Goal 1: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes and needs."

POTENTIAL FINDINGS: **The Planning and Zoning Commission shall determine the following:**

- 1) Whether the current classification of the property to be re-zoned is valid.**

The area under consideration is currently Zoned IN-2, Institutional Facilities Zoning District. The future land use map shows this as Neighborhood Mixed Use. The Comprehensive Plan on Page 26, "Provide an array of housing options to attract and retain households." There has not been an apartment-style multifamily project since 2013. This will provide a different option. It is adjacent to other R-4 properties, so it would not create an island.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, multifamily residential land use is 2.3% of the total land use in the City and future land use is intended to increase to 6.7% as shown in Table 2.2.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development. The area is served by a 12-inch sanitary sewer main and has access to a 6-inch water mains. There is a 24-inch stormwater main across the street.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the proposed development will not exceed its capacity.

iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

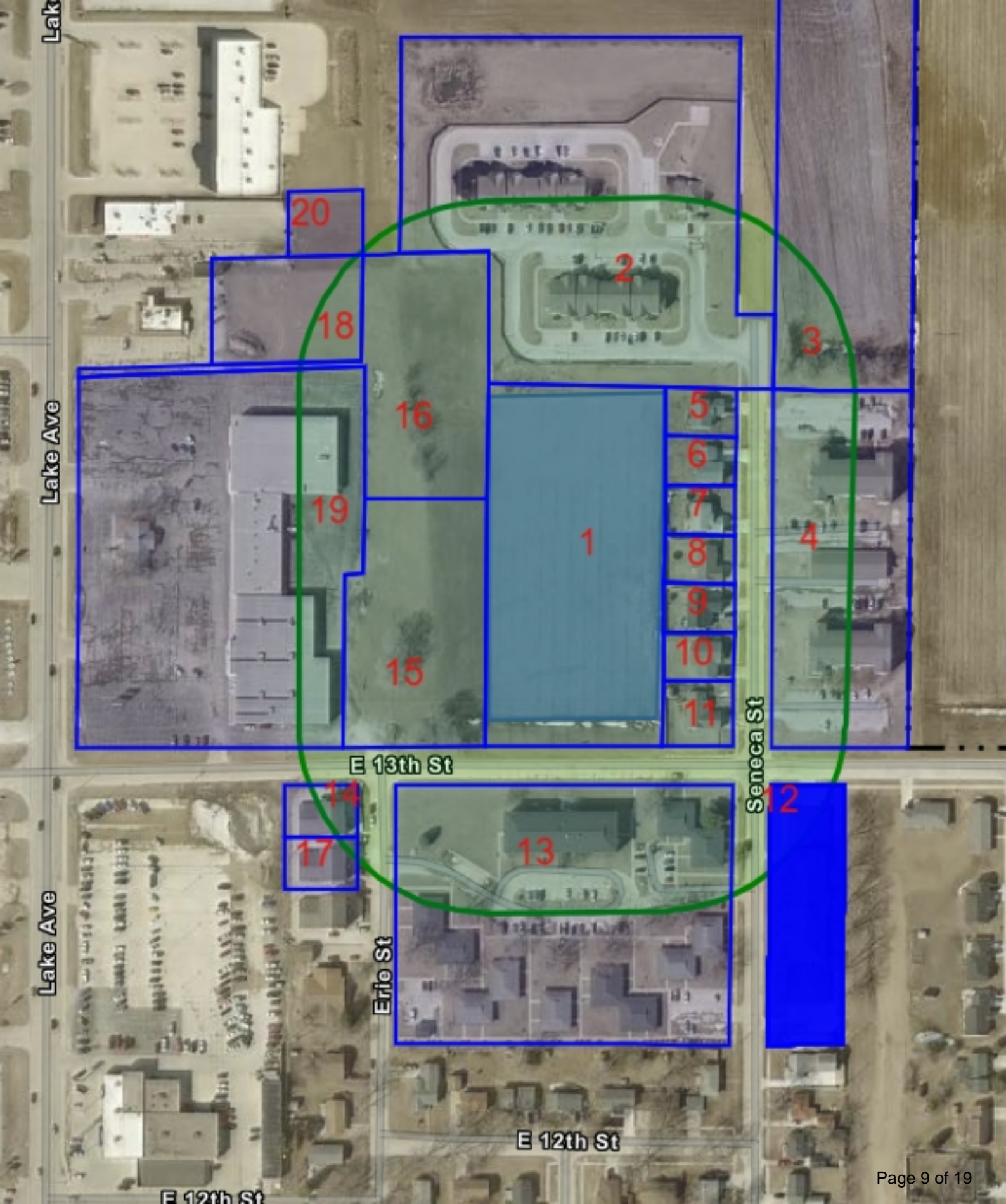
The Developer is interested in moving forward in an expeditious manner.

RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing

ATTACHMENTS:

1. 211 E 13th Map
2. Application 2026-3 211 E 13th

3. Notice of Public Hearing



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E 12th St

E 12th St

Seneca St



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The full legal description and local address of the property/properties.
- 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.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property 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 \$300.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Tyler
Last Name	Spaans
Address	117 Central Ave SE
City	Orange City
State	IA
ZIP Code	51041
Phone Number	6052613566
Email Address	tyler.spaans@axisre.net
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	211 E 13th
Full Legal Description	04-01 STORM LAKE CORP WASH GEISINGERS COMMERCIAL 2ND ADD S 550' OF LOTS 4A & 4B REPLAT OF LOTS 4 & 7 (EX COLBY DEV 1ST ADD)
Present Zoning District	IN-2-Institutional Facilities
Requested Zoning District	R-4-Residential
Why Present Zoning is no Longer Valid:	Looking to develop property
Existing Use of Property:	Bare Land

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Date

02/12/2026

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____



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

File number: **2026-3**
Date: March 18, 2026

A petition for a Zoning Map Amendment Change Request in the IN-2: Institutional Facilities Zoning District as applied to the property located at 211 E 13th Street and legally described as:

The South Five Hundred Fifty feet (S.550'), of Lots 4A and 4B in the replat of Lot Four (4) and Seven (7), Block One (1), Geisinger's Commercial, Second Addition to the City of Storm Lake, Buena Vista County, Iowa EXCEPTING therefrom Lots One through Seven (1-7) of Colby Development's First Addition to the City of Storm Lake, Iowa

to allow for a change to R-4: High Density Residential Zoning District.

A public hearing will be held by the Planning and Zoning Commission on March 18, 2026 at 5:15 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 changes. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 826 8482 2818, or by Computer: <https://us06web.zoom.us/j/82684822818>.**

Respectfully submitted,

Scott Olesen
Zoning Administrator

Staff Summary

3/18/2026

Agenda Item # B.3.



City of Storm Lake
PO Box 1086
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REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2026-3: A Request For A Zoning Map Amendment Change In The IN-2 Institutional Facilities Zoning District To Allow For A Change To R-4 High Density Residential**

BACKGROUND: Axis Property has purchased the property located at 211 E 13th Street. The lot is currently zoned IN-2 Institutional Facilities and is 3.54 acres in size. The request is to change the Zoning to the R-4, High Density Residential Zoning District. The lot is currently bounded on three sides by the R-4 Zoning District. Therefore, the re-zoning would not create an island. The lot is also adjacent to the CC, Community Commercial Zoning District and these uses would not be incompatible. The areas adjacent to the subject property that are currently Zoned R-4, have mainly been developed as multifamily units.

Axis Properties intends to use the lot to build apartments if the re-zoning is approved.

COMPREHENSIVE PLAN RELATIONSHIP: Page 14 Goal 1: "Increase the amount of infill and greenfield development."
Page 24 Goal 1: "Provide an array of housing options to attract and retain households, residents, and families of varying sizes, ages, diversities, cultures, incomes and needs."

POTENTIAL FINDINGS: **The Planning and Zoning Commission shall determine the following:**

1) Whether the current classification of the property to be re-zoned is valid.

The area under consideration is currently Zoned IN-2, Institutional

Facilities Zoning District. The future land use map shows this as Neighborhood Mixed Use. The Comprehensive Plan on Page 26, "Provide an array of housing options to attract and retain households." There has not been an apartment-style multifamily project since 2013. This will provide a different option. It is adjacent to other R-4 properties, so it would not create an island.

2) Whether there is a need for additional land zoned for the purpose requested.

According to Table 2.1 of the Comprehensive Plan, multifamily residential land use is 2.3% of the total land use in the City and future land use is intended to increase to 6.7% as shown in Table 2.2.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area.

The current sewer and water mains in the area should be adequate to serve future development. The area is served by a 12-inch sanitary sewer main and has access to a 6-inch water mains. There is a 24-inch stormwater main across the street.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity.

The streets adjacent to the project are sized for a local street and the proposed development will not exceed its capacity.

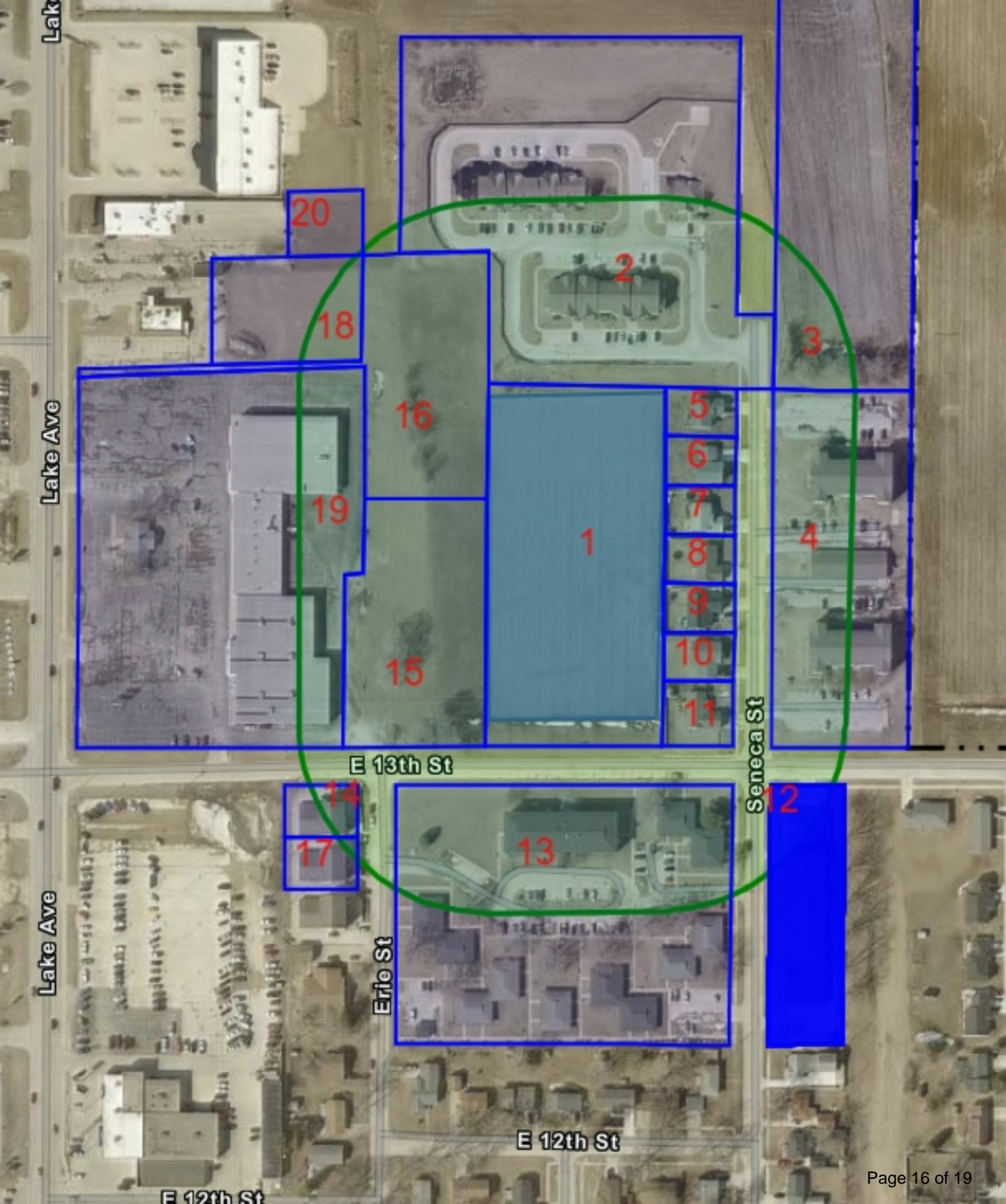
iii. Whether there is intent on the part of the applicant to develop the property diligently and within a reasonable time.

The Developer is interested in moving forward in an expeditious manner.

RECOMMENDATION: Review and recommend approval of the re-zoning request to the City Council.

ATTACHMENTS:

1. 211 E 13th Map
2. Application 2026-3 211 E 13th
3. Notice of Public Hearing



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Zoning Ordinance Request

Planning & Zoning and City Council

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First Name	Tyler
Last Name	Spaans
Address	117 Central Ave SE
City	Orange City
State	IA
ZIP Code	51041
Phone Number	6052613566
Email Address	tyler.spaans@axisre.net
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Requested Zoning District	R-4-Residential
Why Present Zoning is no Longer Valid:	Looking to develop property
Existing Use of Property:	Bare Land

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Signature



Date

02/12/2026

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

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Have a great day!

City of Storm Lake Use

Request Number: _____ Meeting Date: _____ Application Fee Paid: _____



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to allow for a change to R-4: High Density Residential Zoning District.

A public hearing will be held by the Planning and Zoning Commission on March 18, 2026 at 5:15 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 changes. **You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 Zoom Meeting ID 826 8482 2818, or by Computer: <https://us06web.zoom.us/j/82684822818>.**

Respectfully submitted,

A handwritten signature in black ink that reads "Scott Olesen".

Scott Olesen
Zoning Administrator