

**CITY OF STORM LAKE  
PLANNING & ZONING MEETING  
CITY HALL - COUNCIL CHAMBERS  
SEPTEMBER 17, 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. Welcome New Commissioners and Vote for Chair and Co-Chair**
- 2. Motion to Review and Approve Minutes from the March,18, 2026 Planning and Zoning Meeting**
- 3. Public Hearing For Application 2026-4: A Request For A Proposed Rezoning Of A Parcel Located At 333 Flindt Drive.**
- 4. Application 2026-4: A Request For A Proposed Rezoning Of A Parcel Located At 333 Flindt Drive.**

**C. Adjourn**

**Meeting Protocol**

If you wish to speak today, please:

1. 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.
2. 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.
3. Please keep your remarks to three (3) minutes or less.
4. 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.

## Staff Summary

9/17/2026

Agenda Item # B.1.



**REPORT TO:** Commissioners

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Welcome New Commissioners and Vote for Chair and Co-Chair**

**BACKGROUND:** From time to time we must nominate and vote on Chair and Co-Chair Positions. The Chair presides over public hearings and meetings. The Co-Chair will fill in if the Chair cannot be present.

**COMPREHENSIVE  
PLAN RELATIONSHIP:** .

**POTENTIAL FINDINGS:** .

**RECOMMENDATION:** Recognize new commission members. Nominate and vote on Chair and Co-Chair Positions.

**ATTACHMENTS:**  
None

**PLANNING AND ZONING COMMISSION,**

**March 18, 2026**

**City Hall Council Chambers and Teleconference**

**MEMBERS PRESENT:** Andriette Wickstrom, , Daniel Eisenstein, Dalton Walker, Angie Andrade, Aaron Ramos (via zoom link)

**ABSENT:** Duane Miller, Wilmer Flores

**OTHERS PRESENT:** Scott Olesen (Building Official), Colette Baker (Code Enforcement Officer) John (resident), Casey Nebitt (resident), Tyler Spaans (applicant via zoom link)

Chairperson Wickstrom called the meeting to order at 5:19 PM

**Item 1: Motion Review And Approve Minutes From February 9, 2026 Planning And Zoning Meeting**

Moved by Commissioner Eisenstein to **Approve Minutes From The February 9, 2026 Planning And Zoning Meeting**. Second Commissioner Walker Roll call vote: all ayes. Motion carried. Minutes approved.

**Item 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**

Scott Olesen provides background information on the request and relationship to the comprehensive plan. Citing Page 14 Goal 1: "Increase the amount of infill and greenfield development." And 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. Findings

**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.

**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.

**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.

John Cjeka comments that the apartments built by the developer in other communities look to be nice and that they currently own apartments in town that are well managed. He asks what the target market is and how many buildings or units will be built. Tyler Spaans via zoom: The market is for young professionals and blue-collar workers. They will start with 48 units with plans to add more.

Casey Nebbit questions the ability to provide water, and Scott Olesen explains that it is a formula used to calculate the water mains ability to manage the anticipated load and the main is adequate. She asks what type of tax breaks are available for the developer. The property is eligible for abatement, but the amount is determined by the county. Additional Tax Abatement information will be emailed.

Hearing no further public comments Chairperson Wickstrom closes the Public Hearing.

**Item 3: Review 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**

Commissioners comment on the need for more options for the young professionals.

Chairperson Wickstrom asks about amenities, trees, landscaping, and parking. Tyler Spaans answers that only around 25% of the units will have garages. Laundry will be provided in units. There will be some landscaping done.

No further discussion Chairperson Wickstrom call for a motion.

Motion by Commissioner Eisenstein:

I Daniel Eisenstein make a motion that 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: All requirements for an amendment to the official Zoning map as stated in Article 1204(c) have been met by **Tyler Spaans DBA Axis Holding LLC** 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 February 12, 2026 by **Tyler Spaans DBA Axis Holding LLC** be approved as follows:

An amendment to the official Zoning map from IN-2 Industrial Facilities to R-4 High density Residential be applied to the parcel located at **211 E 13<sup>th</sup> Street** and legally described as:

The South Five Hundred Fifty feet of Lots 4A and 4B in the replat of Lot Four and Seven Block One, Geisinger's Commercial Second Addition to the City of Storm Lake, Buena

Vista County, Iowa EXCEPTING therefrom Lots One through Seven, Colby Development's First Addition to the City of Storm Lake, Iowa.

Seconded by Commissioner Andrade. Roll call vote: Chairperson Wickstrom, Commissioner Walker, Commissioner Eisenstein, Commissioner Andrade, Commissioner Ramos (via zoom link) all ayes

Commissioner Miller absent, Commissioner Flores absent. Motion carried.

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

## Staff Summary

9/17/2026

Agenda Item # B.3.



**REPORT TO:** Commissioners

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Public Hearing For Application 2026-4: A Request For A Proposed Rezoning Of A Parcel Located At 333 Flindt Drive.**

**BACKGROUND:** A petition for a Zoning Map Amendment Change Request in the CC: Community Commercial Zoning District as applied to the property located at 333 Flindt Drive, and legally described as: Section 02, Township 90, Range 37, Storm Lake Corporation, Hayes, Auditors Subdivision, Northeast Southwest, Parcel 155' x 300' on Flindt Drive, to allow for a change from the CC, Community Commercial Zoning District to the GI, General Industrial Zoning District, has been submitted by Stephen Anderson, of Merrill Manufacturing.

Merrill Manufacturing is planning on constructing a powder coating facility to the north of the existing Merrill Manufacturing facility, on the east side of the lot located at 333 Flindt Drive. The lot at 333 Flindt Drive is currently zoned as CC, Community Commercial and General Industry uses are not a permitted use in this Zoning District. Therefore, Stephen Anderson, of Merrill Manufacturing, has made a request to re-zone the above lot to the GI District which permits the requested use. This lot is adjacent to the GI Zoning District to the west, south, and east of this parcel.

The Future Land Use Map located in the Comprehensive Plan shows this lot to be "Highway Commercial and Industrial". Goal 1 on page 59 of the Comprehensive Plan states: "Support and expand the City's existing economic base." Item three states "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites." This re-zoning will allow Merrill Manufacturing to locate their powder coating facility in

Storm Lake instead of outsourcing this process to a facility in another city. The ability for Merrill Manufacturing to expand is a benefit to the community as it increases the viability of the company by locating this portion of their process in Storm Lake, rather than in another community.

The Planning and Zoning Commission will review the request for re-zoning at their September 17th meeting and will make a recommendation to the City Council.

**COMPREHENSIVE  
PLAN RELATIONSHIP:**

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."

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."

**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 CC, Community Commercial. This is an isolated zoning classification in this area, since it is largely an industrial use area as well as a public services area. Changing the zoning classification of this lot will bring it into alignment with the uses surrounding it on three sides. The Future Land Use Map also indicates that this area to be "Highway Commercial/Industrial Use".

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

According to Table 2.1 of the Comprehensive Plan, industrial property is currently only 5.9 percent of the total land area of the City. The current Merrill property does not have adequate space on their main facility property and the intent is to locate this operation on the property which is adjacent to their current manufacturing to simplify the flow of manufacturing of their product which will require the change in Zoning which is being requested.

**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 and 12-inch sanitary sewer main and has access to a 12-inch cast iron and 8-inch ductile iron water mains. The storm sewer must comply with the new requirements for post-construction storm sewer runoff control. Additionally, the project will be designed by an Engineering firm and the City Water and Wastewater Director will review the proposal as well to ensure the sanitary sewer discharge meets DNR requirements through a treatment agreement.

**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 principal arterial and major collector 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 quickly since this process is currently being outsourced at another facility and the desire is to locate it at this location to make the process more efficient.

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

**ATTACHMENTS:**

1. 333 Flindt Notice of Hearing for Paper
2. 333 Flindt Map
3. 333 Flindt Applicaiton



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

File number: **2026-4**

Date: September 17<sup>th</sup>, 2026

A petition for a Zoning Map Amendment Change Request in the CC: Community Commercial Zoning District as applied to the property located at 333 Flindt Drive and legally described as:

Lot One (1) of the Auditor's Subdivision of the Northeast Quarter of the Southwest Quarter (NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section Two (2), Township Ninety (90) North, Range Thirty-seven (37) West of the 5<sup>th</sup> P.M., described as follows: Beginning at a point 30.0 Feet South and 45.3 Feet North 88° 45' East of the Northwest Corner of said Northeast Quarter of the Southwest Quarter (NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 2, Township 90 North, Range 37 West of the 5<sup>th</sup> P.M., thence North 88° 45' East a distance of 300.0 Feet along a line parallel to the North line of said Lot 1, thence due South a distance of 155.0 Feet, thence South 88° 45' West a distance of 300.0 Feet, thence due North a distance of 155.0 Feet along the East right of way line of Federal Highway No. 71 to the Point of Beginning.

to allow for a change to GI: General Industrial Zoning District.

**A public hearing will be held by the Planning and Zoning Commission on September 17, 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





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..

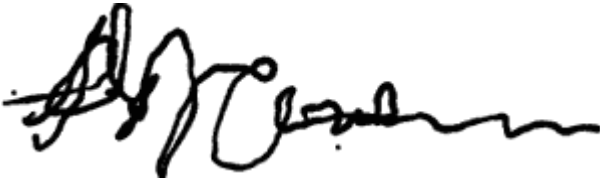
|                                        |                                                                                                                                                                                 |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| First Name                             | Stephen for Merrill Manufacturing Company                                                                                                                                       |
| Last Name                              | Anderson                                                                                                                                                                        |
| Address                                | 315 Flindt Drive                                                                                                                                                                |
| City                                   | Storm Lake                                                                                                                                                                      |
| State                                  | Iowa                                                                                                                                                                            |
| ZIP Code                               | 50588                                                                                                                                                                           |
| Phone Number                           | 7127322760                                                                                                                                                                      |
| Email Address                          | steve.anderson@merrillmfg.com                                                                                                                                                   |
| Type of Request                        | Zoning Map Amendment to the Zoning Ordinance                                                                                                                                    |
| Property Address                       | east half of 333 Flindt Drive                                                                                                                                                   |
| Full Legal Description                 | east half of 333 Flindt Drive grass area east of old drive in bank and parking lot                                                                                              |
| Present Zoning District                | CC-Community Commercial                                                                                                                                                         |
| Requested Zoning District              | GI-General Industrial                                                                                                                                                           |
| Why Present Zoning is no Longer Valid: | area is surrounded by GI zone areas and is next to our manufacturing plant, was zoned Commercial since it was part of the block when drive in bank was built, bank since closed |

|                           |                                                                                 |
|---------------------------|---------------------------------------------------------------------------------|
| Existing Use of Property: | no use of property at present is grass area                                     |
| Proposed Use of Property  | additional manufacturing building for powder coating paint and product assembly |

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 08/20/2026

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:

## Staff Summary

9/17/2026

Agenda Item # B.4.



**REPORT TO:** Commissioners

**FROM:** Scott Olesen, Building and Code Compliance Director

**SUBJECT:** **Application 2026-4: A Request For A Proposed Rezoning Of A Parcel Located At 333 Flindt Drive.**

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Storm Lake instead of outsourcing this process to a facility in another city. The ability for Merrill Manufacturing to expand is a benefit to the community as it increases the viability of the company by locating this portion of their process in Storm Lake, rather than in another community.

The Planning and Zoning Commission will review the request for re-zoning at their September 17th meeting and will make a recommendation to the City Council.

**COMPREHENSIVE  
PLAN RELATIONSHIP:**

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."

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The project is intended to begin quickly since this process is currently being outsourced at another facility and the desire is to locate it at this location to make the process more efficient.

**RECOMMENDATION:** Review the attached information and make a recommendation to the Storm Lake City Council.

**ATTACHMENTS:**

1. 333 Flindt Applicaiton
2. 333 Flindt Map
3. 333 Flindt Notice of Hearing for Paper



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Planning & Zoning and City Council

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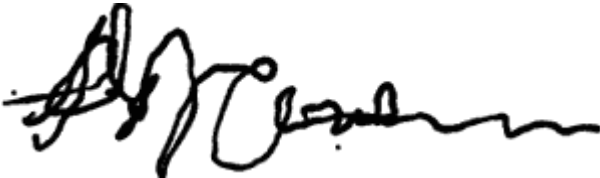
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Date 08/20/2026

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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: **2026-4**

Date: September 17<sup>th</sup>, 2026

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to allow for a change to GI: General Industrial Zoning District.

**A public hearing will be held by the Planning and Zoning Commission on September 17, 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