

**CITY OF STORM LAKE
PLANNING & ZONING MEETING
CITY HALL - COUNCIL CHAMBERS
SEPTEMBER 9, 2025
5:00 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 December 3, 2024, Planning & Zoning Meeting**
- 2. Public Hearing For Application 2025-1: A Request For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial.**
- 3. Application 2025-1: A Request For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial.**

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.

Staff Summary

9/9/2025
Agenda Item # B.1.



REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Motion To Review And Approve Minutes From The December 3, 2024, Planning & Zoning Meeting**

BACKGROUND: .

COMPREHENSIVE PLAN RELATIONSHIP: .

POTENTIAL FINDINGS: .

RECOMMENDATION: **Review And Approve Minutes From The December 3, 2024, Planning & Zoning Meeting**

ATTACHMENTS:

1. 12032024 minutes drat p&z

PLANNING AND ZONING COMMISSION,
December 3, 2024, 5:15 pm
City Hall Council Chambers and Teleconference

MEMBERS PRESENT: Andriette Wickstrom, Wilmer Flores, Ruth Whitmore, Duane Miller

ABSENT: Angie Andrade.

OTHERS PRESENT: Scott Olesen (Building Official), Colette Baker (Code Enforcement Officer) Paul Merten, Steve Pederson, Jack Walker, John Khamphavong, Ted Brown, Kevin Dreher, Steve Bodholdt, Tyson Robbins, Brett Wilkenson, Rob Smith

Chairperson Wickstrom called the meeting to order at 05:18 PM

Item 1: Motion to Review and Approve Minutes From The October 22, 2024 Planning And Zoning Meeting

Moved by Commissioner Whitmore to **Approve Minutes From The October 22, 2024**

Planning And Zoning Meeting. Second by Commissioner Flores. Roll call vote: All ayes. Chairperson Wickstrom, Commissioner Flores, Commissioner Whitmore, Commissioner Miller. None voted no. Commissioner Andrade absent. Motion passed.

Minutes approved.

Item 2: Public Hearing For Application 2024-3: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.

Scott Olesen

The GI District allows for Livestock Sales as a permitted use, but this use type was intended for "sale barns" which are not typically used on a multiple-day schedule. Even though the holding facility does have some of the same characteristics, due to the frequency of use, it would more closely match a Heavy Industrial use type, which is a Conditional Use in the GI General Industrial District. The Planning and Zoning Commission and the Board of Adjustment are required to review Conditional Use applications on a case by case basis to determine if the proposed use would be compatible with the surrounding uses.

The proposed use should not increase fire hazards. Should not be incompatible with other uses in the district. The density will be within the Zoning requirements. The new building will be in compliance with current building codes. The parking will be in accordance with district regulations. Landscaping

will be provided as required. Traffic capacity should not be reduced and not route non-residential traffic through residential areas.

The operating hours will be similar to other permitted uses. There will be no outside storage except for the small feed bin and truck parking. It is connected to sanitary sewer for break rooms and restrooms. They will need post construction storm water design. The project is served by utilities.

Page 6-6. Goal 2 of the Storm Lake Comprehensive Plan is "Attract new businesses that will diversify the tax base and supply jobs within Storm Lake."

There are distances provided to nearest homes and golf course and Kading development.

Tyson Robbins (GF Land Partnership and Right Size Storage), Ted Brown (attorney representing Prairie Fabrication AKA The Bodholdt Brothers and Redding Gravel owned by LLC LCR Kevin Dreher.) Spoke in opposition of the proposed project, siting dust, smell, environmental concerns, and increased traffic. They expressed interest in expanding their businesses and felt that this development would inhibit future growth. They feel this type of development should be located outside the city limits. In addition, Redding Gravel, has employees who work outside who would be affected by the smell and noise. Redding Gravel has a public scale that trucks pay to come in and weigh and may be discouraged from coming to public scale due to traffic.

Paul Merten Buena Vista County Supervisor. The county has operations near the area and Public Health in the area. How many hogs would it hold?

Jack walker This is a staging area to bless local producers who come into Tyson. The barn will hold 400 max. These are existing trucks that come into Tyson. They have 10-15 culls on back of truck we will take those that Tyson will not take. When we get to 150, they will go back out to satellites. No hogs are held overnight. They will be in the barn 3-5 hours. It is not a feeding barn, it is dry and cleaned regularly with a minimal number of pigs, not a big holding facility. Hogs are hauled back to Sheldon using the same truck. This adds income and value to producers who deliver to Tyson. We will be a good neighbor if you look at the pictures of Eagle Grove facility, it is clean, well-kept. Traffic, odor, and dust are not increased.

Steve Bodholdt Prairie Fabrication, our property has waterway, and the only drain is by that waterway, the waterway runs to the lake. They say it is clean, but hogs do not care.

Rob Smith represents the purchaser and the buyer. Eagle grove pictures show the quality of construction and type of building no pit storage for manure all dry sawdust and woodchips. That is the best way the waste could be managed. They are prepared to pave the driveway. Dust should not be a problem. No additional trucks. It will get them off the road where they now park. I think it seems like a good deal. Between the land and construction will be adding ¾ million dollars to tax base.

Brett Wilkenson BV County Engineer online. There is a station being built 3 miles from this location outside the city limits. Where will the manure be stored when it is not feasible to apply to farmland immediately? Jack Walker Stored in the roof or in the bay and will be hauled out to local producers and stored on their land if necessary.

Commissioner Miller: How are they getting along without the service? Are the facilities in Eagle Grove and Sheldon inside city limits? Will the Storm Lake facility be similar in size to those? I am not likely to go forward with this inside the city. What about land out by the Feed mill?

Jack Walker: Storm Lake is a smaller satellite site. Sheldon is double in size, and both are outside city limits.

This location is a slow area. A facility on 71 will add more pressure to an already busy area. Here trucks can get in and out quickly at a convenient location. I know the business and to have my name on it I will not let it hurt the city or become an eyesore. This little station will have little to no impact. There are two plants running 110 trucks a day into Tyson. It will actually take trucks off the street. There was a mention of trucks leaking manure. They cannot leak. They are regulated and have to stay closed they will be tagged and ticketed if they leak. We will not water trucks on site or outside. It will be clean, temporary holding facility by no means will we stink it up. Tyson runs 17,500 hogs a day and I will run about 150. There may be one extra truck taking the hogs out. The land by the feed mill is committed to BVU Ag Program.

Commissioner Miller, this is a difficult issue Tyson is there and does not smell. But you need to convince your neighbors and that has not been done.

Chairperson Wickstrom This notice was not sent to enough people. There are some homes that are close on Rose and Tulip and the new Kading development. The Comprehensive Plan mentions economic development and improving Storm Lakes' vibrancy and appeal and this may not improve vibrancy and appeal. I am also concerned about the quality of natural environment. Public Health is nearby. I have concerns.

Scott Olesen We were required to notify property within 300 feet, and it was in the paper. My assistant and I had the opportunity to tour the facility in Eagle Grove and it was clean and smelled more like an animal barn at a fair. There is no manure pit, and all waste is kept inside until hauled away.

Commissioner Miller. What has Tyson done previously with culls?

The Culls went into the plant, were sorted then shipped back out. This service will increase efficiencies.

Hearing no more comments Chairperson Wickstrom closes the Public Hearing.

Item 3: Application 2024-3: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.

Moved by Commissioner Flores to approve **Application 2024-3: A Request For A Conditional Use Permit To Allow A Hog Buying Station And Staging Area at 1908 Richland, In The GI General Industrial Zoning District.**

I Wilmer Flores hereby move that the Storm Lake Planning & Zoning Commission make a finding that the requirements of Article 1203 and Table 12-1 in the Storm Lake Zoning Ordinance have been met by Sichanh, Inc and Heinold Hog Markets LLC with regard to the proposed conditional use set forth in the applicant's application dated November 8th, 2024. . That we further make the finding that the reasons set forth in the application justify the granting of the conditional use, and that the conditional use will make possible the reasonable use of the land that we further make the finding that the granting of the conditional use 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 the application for conditional use filed by Sichanh, Inc on November 8, 2024 as follows: A conditional use permit be granted to the parcel located at **1908 Richland** to allow for a hog buying station and staging facility. Subject to the following conditions and safeguards:

Seconded by Commissioner Whitmore. Roll call vote: All nays. Chairperson Wickstrom, Commissioner Flores, Commissioner Whitmore, Commissioner Miller voted no. Commissioner Andrade absent. Motion failed.

Adjourn: Chairperson Wickstrom calls for a motion to adjourn. Moved by Commissioner Miller, Seconded by Commissioner Whitmore. Vote: All ayes. Motion carried. adjourned at 6:07 pm

Staff Summary

9/9/2025
Agenda Item # B.2.



REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing For Application 2025-1: A Request For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial.**

BACKGROUND: Michael Copeland, DBA Turn Around Properties Storm Lake, LLC, has filed an application with the City of Storm Lake seeking a Zoning Map amendment in the IN-3 Hospital Medical Facilities Zoning District to allow for a change to the CC, Community Commercial Zoning District for the property located at 1309 W Milwaukee Avenue.

The buildings at this location were formerly used by Mr. Copeland for a youth gymnastics facility and has also been used recently for martial arts training. The building was originally connected to the Buena Vista Regional Medical Centers health and fitness center and was at that time utilized for a youth gymnastics facility. The building owned by Mr. Copeland was disconnected from the BVRMC facility and a separate lot was created and was sold by BVRMC.

Mr. Copeland has been in the process of selling the property for some time and has had difficulty doing so due to the current zoning of the property limiting the uses the building could be utilized for. Mr. Copeland feels that the current zoning is no longer valid due to the fact that BVRMC no longer owns the property, and he does not plan to utilize the property as a hospital or medical type facility. Mr. Copeland has had interest in the property for commercial uses. Mr. Copeland's property is adjacent to the CC, Community Commercial Zoning District to the south. This request would extend that CC

Zoning District to include Mr. Copeland's property.

COMPREHENSIVE PLAN RELATIONSHIP: The Future Land Use Map of the new Comprehensive Plan shows this property to be potentially used for "Highway, Commercial, and Industrial" uses.

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 or not the current classification of the property to be re-zoned is valid. Mr. Copeland has stated that he feels the current Zoning is no longer valid due to the fact that the Hospital no longer owns the property. The Future Land Use Map also indicates that Mr. Copeland's lot as potentially being "Highway, Commercial, or Industrial Zoning".

2) Whether there is a need for additional land zoned for the purpose requested. According to Table 2.1, of the Comprehensive Plan, Commercial property is currently 8.7 percent of the total land area of the City.

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 location fronts on a principal arterial road, so this will be adequate for the proposed needs.

Other items to consider are: 1) The size of the area to be re-zoned. In this case, the Future Land Use Map shows this property as a potential commercial use, and it is adjacent to an existing CC Zoning District. 2) The uses of the surrounding area. The other uses

in the area are commercial and institutional. 3) The changing conditions of the area. The property in question was split off and sold by the Hospital and is suitable for commercial use. 4) The use to which the tract has been put. The last uses of the property have been permitted in the proposed zoning district. 5) The tracts' suitability and adaptability to various uses. The current IN-3 Zoning Classification does provide some limitations for development for commercial uses. Re-zoning would make it more flexible to utilize the property for a wider array of business uses.

iii. Whether there is intent on the part of the applicant to develop the property to be re-zoned diligently and within a reasonable time. The property has an existing building on it and Mr. Copeland is actively trying to sell the property.

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

ATTACHMENTS:

1. Notice of Public Hearing to the Paper
2. Letter to Property Owner Page 2
3. Form Submission (52)

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



File number: **2025-1**

Date: September 9, 2025

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

A petition for a Zoning Map Amendment Change Request in the IN-3 Institutional Facilities Zoning District as applied to the property located at 1309 W Milwaukee and legally described as:

A PART OF LOT ONE (1) OF THE SECOND AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 33, TOWNSHIP 91 NORTH, RANGE 37 WEST OF THE 5TH P.M., WITHIN THE CORPORATE LIMITS OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest (NW) corner of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of said Section 33; Thence South 00° 31' 50" West along the West line of said Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼). 807.71 feet to the centerline of Iowa Highway No. 7; Thence South 67° 19' 00" East along said centerline. 530.66 feet; Thence North 00° 20' 00" West 48.98 feet; Thence North 89° 57' 38" East, 202.44 feet; Thence South 00° 02' 22" East, 229.46 feet to the North line of said Iowa Highway No. 7; Thence North 67° 16' 14" West along said North line, 218.74 feet to the Point of Beginning.

has been requested by Michael Copeland DBA Turn Around Dance Properties Storm Lake LLC. The parcel contains .87 acres and is subject to all easements of record.

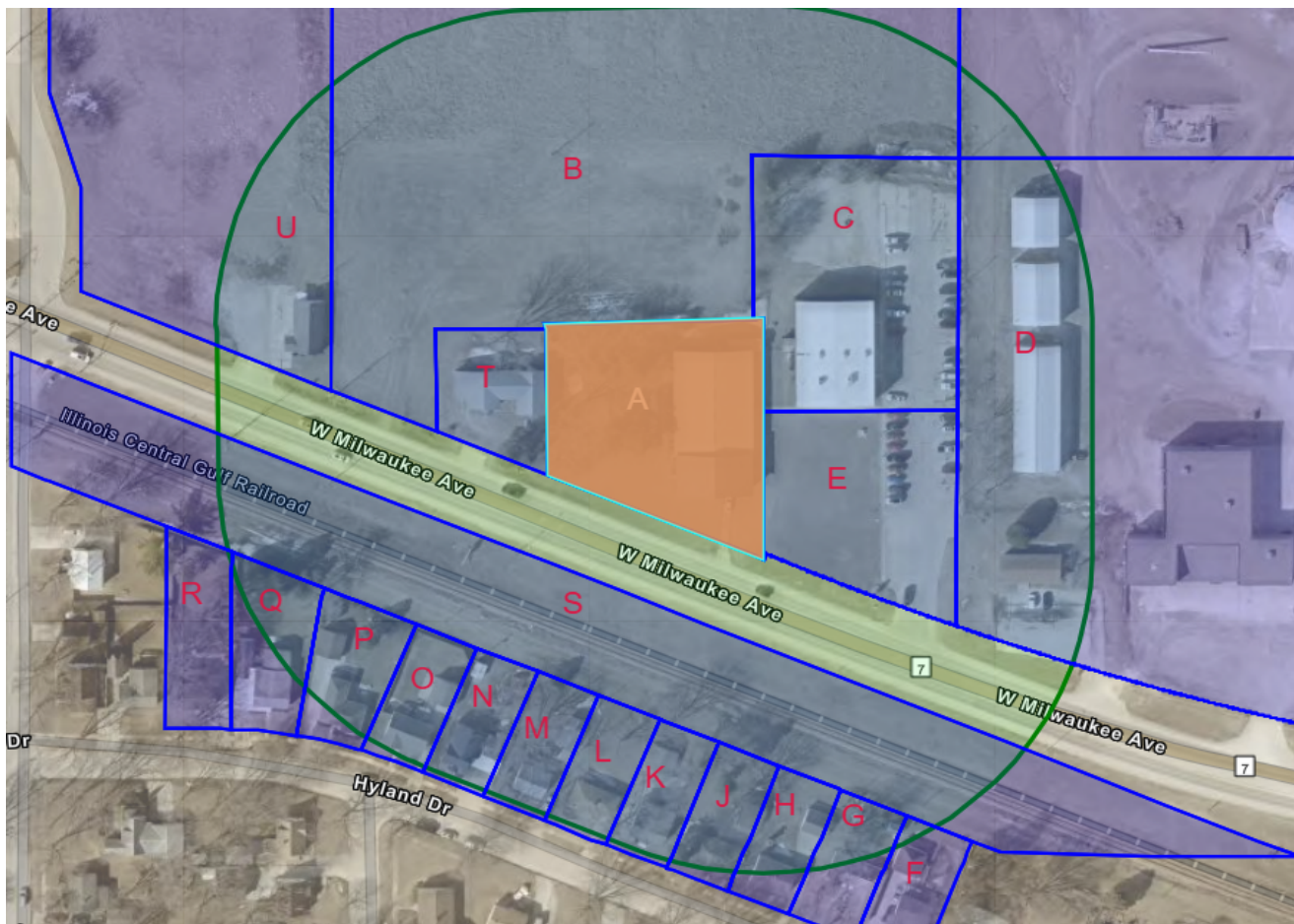
The petition request approval of a Zoning Map Amendment Change in the IN-3 Institutional Facilities Zoning District to allow for a change to CC Community Commercial District.

A public hearing will be held by the Planning and Zoning Commission on September 9, 2025, at 5:00 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 change in the zoning ordinance to amend the zoning of this parcel from IN-3 to CC. 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

Parcel ID	Map Key	Property Address	Owner Name	Owner Address	Owner City St Zip
1033453013	A	1309 W Milwaukee	TURN AROUND PROPERTIES STORM LAKE LLC	3286 SADONA HILLS	LE MARS, IA 51031
1033453010	B		BUENA VISTA COUNTY HOSPITAL FOUNDATION	1525 W 5TH	STORM LAKE, IA 50588
1033453007	D	1301 W Milwaukee	IOWA STATE OF	800 LINCOLN WAY	AMES, IA 50010
1033453012	E	1305 W Milwaukee	BUENA VISTA COUNTY HOSPITAL	P O BOX 309	STORM LAKE, IA 50588
1404203002	F	721 HYLAND	CARDENAS JORGE	721 HYLAND	STORM LAKE, IA 50588
1033453003	G		IOWA STATE OF	800 LINCOLN WAY	AMES, IA 50010
1033453011	G	1307 W Milwaukee	BUENA VISTA COUNTY HOSPITAL	P O BOX 309	STORM LAKE, IA 50588
1404203001	G	723 HYLAND	LEAL BERTHA AMADOR	1016 WITTER	STORM LAKE, IA 50588
1033452013	H	801 Hyland	MOUNETHEP WOUSH and SANH	801 HYLAND	STORM LAKE, IA 50588
1033452012	J	805 Hyland	FIGUEROA NORBERTO & MARIA	919 N HUGHES AVE	CHEROKEE, IA 51012
1033452011	K	809 hyland	MARROQUIN DOUGLAS A	1071 570TH ST	STORM LAKE, IA 50588
1033452010	L	813 Hyland	PEREZ RODRIQUEZ-DANIUSK	813 HYLAND	STORM LAKE, IA 50588
1033452009	M	817 Hyland	DELP RAY L & ELIZABETH	110 MC KENNA DR	STORM LAKE, IA 50588
1033452008	N	821 Hyland	SANCHEZ-TREJO EDUARDO & MARTINEZ ANABELL	821 HYLAND	STORM LAKE, IA 50588
1033452007	O	825 HYLAND	DINEROS FRANCIS S & DINEROS MARY CRIS PUTI	825 HYLAND	STORM LAKE, IA 50588
1033452006	P	901 HYLAND	GONZALEZ ALEJANDRO & GARCIA JUAREZ ABRIL	901 HYLAND	STORM LAKE, IA 50588
1033452005	Q	905 Hyland	SHULL CLARE W TRUST	824 ANGIER	STORM LAKE, IA 50588
1033452004	R	909 Hyland	RAMIREZ-LEDESMA IGNACIO & ALVAREZ-LEON MARIA	909 HYLAND	STORM LAKE, IA 50588
1033453004	T	1405 W Milwaukee	GEISINGER SUSAN K TRUST	PO Box 424	STORM LAKE, IA 50588
1033453008	U	1427 W Milwaukee	KAR IOWA PROPERTIES LLC	214 LAKE AVE	STORM LAKE, IA 50588





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 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.
- 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 \$200.00 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	Michael
Last Name	Copeland
Address	3292 Sadona Hills
City	Le Mars
State	Iowa
ZIP Code	51031
Phone Number	7123012468
Email Address	copelandm40@yahoo.com
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	1309 W Milwaukee Ave
City	Storm Lake
State	Iowa
ZIP Code	50588
Legal Description	Currently commercial
Present Zoning District	IN-2-Institutional Facilities
Requested Zoning District	CC-Community Commercial

Why Present Zoning is no Longer Valid: This building is longer associated with the hospital and needs to be rezoned as commercial in order to sell

Existing Use of Property: Empty was used for teaching and coaching gymnastics and dance,

Proposed Use of Property N/A

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 08/08/2025

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

9/9/2025
Agenda Item # B.3.



REPORT TO: Commissioners

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Application 2025-1: A Request For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial.**

BACKGROUND: Michael Copeland, DBA Turn Around Properties Storm Lake, LLC, has filed an application with the City of Storm Lake seeking a Zoning Map amendment in the IN-3 Hospital Medical Facilities Zoning District to allow for a change to the CC, Community Commercial Zoning District for the property located at 1309 W Milwaukee Avenue.

The buildings at this location were formerly used by Mr. Copeland for a youth gymnastics facility and has also been used recently for martial arts training. The building was originally connected to the Buena Vista Regional Medical Centers health and fitness center and was at that time utilized for a youth gymnastics facility. The building owned by Mr. Copeland was disconnected from the BVRMC facility and a separate lot was created and was sold by BVRMC.

Mr. Copeland has been in the process of selling the property for some time and has had difficulty doing so due to the current zoning of the property limiting the uses the building could be utilized for. Mr. Copeland feels that the current zoning is no longer valid due to the fact that BVRMC no longer owns the property, and he does not plan to utilize the property as a hospital or medical type facility. Mr. Copeland has had interest in the property for commercial uses. Mr. Copeland's property is adjacent to the CC, Community Commercial Zoning District to the south. This request would extend that CC Zoning District to include Mr. Copeland's property.

COMPREHENSIVE PLAN RELATIONSHIP: The Future Land Use Map of the new Comprehensive Plan shows this property to be potentially used for "Highway, Commercial, and Industrial" uses.

Page 59 Goal 1: Support and expand the City's economic base.
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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 or not the current classification of the property to be re-zoned is valid. Mr. Copeland has stated that he feels the current Zoning is no longer valid due to the fact that the Hospital no longer owns the property. The Future Land Use Map also indicates that Mr. Copeland's lot as potentially being "Highway, Commercial, or Industrial Zoning".

2) Whether there is a need for additional land zoned for the purpose requested. According to Table 2.1 of the Comprehensive Plan, Commercial property is currently 8.7 percent of the total land area of the City.

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Other items to consider are: 1) The size of the area to be re-zoned. In this case, the Future Land Use Map shows this property as a potential commercial use, and it is adjacent to an existing CC Zoning District. 2) The uses of the of the surrounding area. The other uses in the area are commercial and institutional. 3) The changing conditions of the area. The property in question was split

off and sold by the Hospital and is suitable for commercial use. 4) The use to which the tract has been put. The last uses of the property have been permitted in the proposed zoning district. 5) The tracts' suitability and adaptability to various uses. The current IN-3 Zoning Classification does provide some limitations for development for commercial uses. Re-zoning would make it more flexible to utilize the property for a wider array of business uses.

iii. Whether there is intent on the part of the applicant to develop the property to be re-zoned diligently and within a reasonable time. The property has an existing building on it and Mr. Copeland is actively trying to sell the property.

RECOMMENDATION: Review Application And Make Recommendation To The City Council Concerning The Request.

ATTACHMENTS:

1. Notice of Public Hearing to the Paper
2. Letter to Property Owner Page 2
3. Form Submission (52)



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

File number: **2025-1**

Date: September 9, 2025

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Commencing at the Northwest (NW) corner of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of said Section 33; Thence South 00° 31' 50" West along the West line of said Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼). 807.71 feet to the centerline of Iowa Highway No. 7; Thence South 67° 19' 00" East along said centerline. 530.66 feet; Thence North 00° 20' 00" West 48.98 feet; Thence North 89° 57' 38" East, 202.44 feet; Thence South 00° 02' 22" East, 229.46 feet to the North line of said Iowa Highway No. 7; Thence North 67° 16' 14" West along said North line, 218.74 feet to the Point of Beginning.

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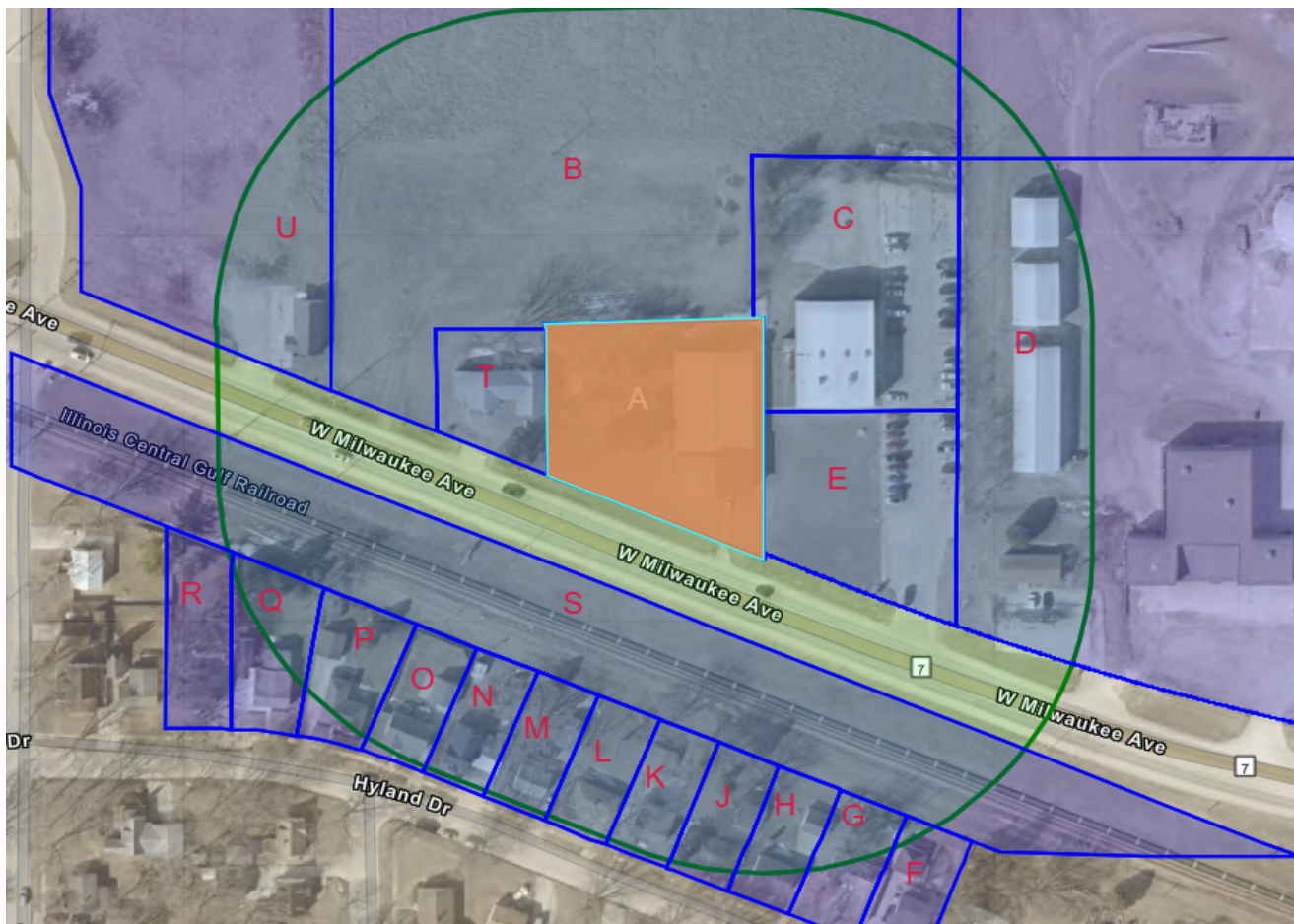
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Respectfully submitted,

Scott Olesen
Zoning Administrator

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1404203002	F	721 HYLAND	CARDENAS JORGE	721 HYLAND	STORM LAKE, IA 50588
1033453003	G		IOWA STATE OF	800 LINCOLN WAY	AMES, IA 50010
1033453011	G	1307 W Milwaukee	BUENA VISTA COUNTY HOSPITAL	P O BOX 309	STORM LAKE, IA 50588
1404203001	G	723 HYLAND	LEAL BERTHA AMADOR	1016 WITTER	STORM LAKE, IA 50588
1033452013	H	801 Hyland	MOUNETHEP W OUSH and SANH	801 HYLAND	STORM LAKE, IA 50588
1033452012	J	805 Hyland	FIGUEROA NORBERTO & MARIA	919 N HUGHES AVE	CHEROKEE, IA 51012
1033452011	K	809 hyland	MARROQUIN DOUGLAS A	1071 570TH ST	STORM LAKE, IA 50588
1033452010	L	813 Hyland	PEREZ RODRIQUEZ-DANIUSK	813 HYLAND	STORM LAKE, IA 50588
1033452009	M	817 Hyland	DELP RAY L & ELIZABETH	110 MC KENNA DR	STORM LAKE, IA 50588
1033452008	N	821 Hyland	SANCHEZ-TREJO EDUARDO & MARTINEZ ANABELL	821 HYLAND	STORM LAKE, IA 50588
1033452007	O	825 HYLAND	DINEROS FRANCIS S & DINEROS MARY CRIS PUTI	825 HYLAND	STORM LAKE, IA 50588
1033452006	P	901 HYLAND	GONZALEZ ALEJANDRO & GARCIA JUAREZ ABRIL	901 HYLAND	STORM LAKE, IA 50588
1033452005	Q	905 Hyland	SHULL CLARE W TRUST	824 ANGIER	STORM LAKE, IA 50588
1033452004	R	909 Hyland	RAMIREZ-LEDESMA IGNACIO & ALVAREZ-LEON MARIA	909 HYLAND	STORM LAKE, IA 50588
1033453004	T	1405 W Milwaukee	GEISINGER SUSAN K TRUST	PO Box 424	STORM LAKE, IA 50588
1033453008	U	1427 W Milwaukee	KAR IOWA PROPERTIES LLC	214 LAKE AVE	STORM LAKE, IA 50588





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 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.
- 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 \$200.00 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	Michael
Last Name	Copeland
Address	3292 Sadona Hills
City	Le Mars
State	Iowa
ZIP Code	51031
Phone Number	7123012468
Email Address	copelandm40@yahoo.com
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	1309 W Milwaukee Ave
City	Storm Lake
State	Iowa
ZIP Code	50588
Legal Description	Currently commercial
Present Zoning District	IN-2-Institutional Facilities
Requested Zoning District	CC-Community Commercial

Why Present Zoning is no Longer Valid: This building is longer associated with the hospital and needs to be rezoned as commercial in order to sell

Existing Use of Property: Empty was used for teaching and coaching gymnastics and dance,

Proposed Use of Property N/A

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 08/08/2025

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: _____
