

**POTTAWATTAMIE COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, SEPTEMBER 16, 2019  
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE  
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

**1. CALL TO ORDER**

The meeting was called to order by Vice Chairman Leaders at 5:30 P.M.

**2. ROLL CALL**

Members Present: R. Larson, Plagman, Leaders, Bingham, Dieatrick, Wede  
Members Absent: B. Larson  
Staff Present: Wyant, Kalstrup

**3. MINUTES**

Motion #1: to approve the Minutes of August 26, 2019 meeting.  
Motion by: Plagman.  
Second by: Dieatrick.  
Vote: R. Larson – abstain. Unanimous vote. Motion carried.

**4. PUBLIC HEARING**

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

**CASE #SUB-2019-05**

**PROPERTY OWNER:** Brian – Tiffany Merit  
**REQUEST:** Preliminary Plat Approval of Merit Acres  
**TOWNSHIP:** Garner  
**STREET:** 238<sup>th</sup> St  
**LEGAL DESCRIPTION:** 24-75-43 SW NE EXC N417.15

Motion #2: to open the public hearing on Case #SUB-2019-05.  
Motion by: Plagman.  
Second by: Dieatrick.  
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #SUB-2019-05.  
Motion by: Dieatrick.  
Second by: Plagman.  
Vote: Unanimous Vote. Motion Carried.

Motion #4: to recommend that the request of Brian – Tiffany Merit, for Preliminary Plat Approval of Merit Acres, as filed under Case #SUB-2019-05, be **approved by the Board of Supervisors.**

Motion by: Plagman.  
Second by: Bingham.  
Vote: Ayes –Plagman, Bingham, R. Larson, Wede, Leaders, Dieatrick. Motion Carried.

**CASE #SUB-2019-06**

**PROPERTY OWNER:** Cory – Chris Harter  
**REQUEST:** Preliminary Plat Approval of Harter's Acres  
**TOWNSHIP:** Garner  
**STREET:** Dogwood Rd

**LEGAL DESCRIPTION:** 25-75-43 PT SE SW N OF RD COMM 20'N SW COR TO C/L DOGWOOD RD TH E ALONG C/L TO E LINE SE SWTH N399.32' W1313.84'S565.58' TO POB(PARCEL D)

**APPLICANT REQUESTED THIS APPLICATION BE POSTPONED UNTIL OCTOBER 21, 2019**

**CASE #SUB-2019-07**

**PROPERTY OWNER:** Coder Farm Co  
**REQUEST:** Preliminary Plat Approval of Coder Farms Estate  
**TOWNSHIP:** Garner  
**STREET:** McPherson Ave  
**LEGAL DESCRIPTION:** 26-75-43 NW SE EXC WLY490.64' and 26-75-43 SW SE EXC WLY437.63'

Motion #5: to open the public hearing on Case #SUB-2019-07.  
Motion by: Plagman.  
Second by: Dieatrick.  
Vote: Unanimous Vote. Motion Carried.

Motion #6: to close the public hearing on Case #SUB-2019-07.  
Motion by: R. Larson.  
Second by: Plagman.  
Vote: Unanimous Vote. Motion Carried.

Motion #7: to recommend that the request of Coder Farm Co, for Preliminary Plat Approval of Coder Farms Estates, as filed under Case #SUB-2019-07, be **approved by the Board of Supervisors**.  
Motion by: R. Larson  
Second by: Bingham.  
Vote: Ayes –Plagman, Bingham, R. Larson, Wede, Leaders, Dieatrick. Motion Carried.

**CASE #SUB-2019-08**

**PROPERTY OWNER:** Richard P Wenninghoff  
**REQUEST:** Preliminary Plat Approval of Wenninghoff Subdivision  
**TOWNSHIP:** Hazel Dell  
**STREET:** 205<sup>th</sup> St  
**LEGAL DESCRIPTION:** 21-76-43 SW SE W OF RD

Motion #8: to open the public hearing on Case #SUB-2019-08.  
Motion by: R. Larson.  
Second by: Bingham.  
Vote: Unanimous Vote. Motion Carried.

Motion #9: to close the public hearing on Case #SUB-2019-08.  
Motion by: R. Larson.  
Second by: Dieatrick.  
Vote: Unanimous Vote. Motion Carried.

Motion #10: to recommend that the request of Richard P Wenninghoff, for Preliminary Plat Approval of Wenninghoff Subdivision, as filed under Case #SUB-2019-08, be **approved by the Board of Supervisors**.  
Motion by: Plagman.  
Second by: Dieatrick.  
Vote: Ayes –Plagman, Bingham, R. Larson, Wede, Leaders, Dieatrick. Motion Carried.

**5. ADJOURNMENT**

Motion #11: to adjourn.  
Motion by: R. Larson.  
Second by: Bingham.  
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 6:13 P.M.

\_\_\_\_\_  
Lynn Leaders, Vice Chairman Date

ATTEST: \_\_\_\_\_  
Matt Wyant, Director of Planning and Development Date