

**POTTAWATTAMIE COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, APRIL 15, 2024  
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 Larson at 5:30 P.M.

**2. ROLL CALL**

Members Present: Larson, Silkworth, Leaders, Schultz  
Members Absent: Chapman  
Staff Present: Wyant, Kalstrup

**3. MINUTES**

Motion #1: to approve the Minutes of the March 18, 2024 meeting.  
Motion by: Schultz.  
Second by: Leaders.  
Vote: 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 #ZMA-2024-02**

**PROPERTY OWNER:**  
**REQUEST:**

Charles – Rosanne Newcomb  
Zoning Map Amendment to reclassify approximately 2.9922 acres from a Class A-3 (Riverfront & Ag Production) to a Class C-2 (General Commercial)

**TOWNSHIP:**

Crescent

**STREET:**

Old Mormon Bridge Road

**LEGAL DESCRIPTION:**

27-76-44 PT G/L 3 SE NW & NE SW COMM 39.23'N & 511.40'NE & 22'SE & 909.90'NE & 70.22'S OF W1/4 COR OF SECT 27 TH S125.29' E269.91' S370.96' NW96.21' N63.72' W173.59' S366.13' NE319.17' N765.12' SW308.73' TO POB (PARCEL 23013)

Motion #2: to open the public hearing on Case #ZMA-2024-02  
Motion by: Leaders.  
Second by: Schultz.  
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #ZMA-2024-02.  
Motion by: Schultz.  
Second by: Silkworth.  
Vote: Unanimous Vote. Motion Carried.

Motion #4: to recommend that the request of Charles and Rosanne Newcomb for a Zoning Map Amendment to reclassify approximately 2.9922 acres from a Class A-3 (Riverfront & Ag Production) to a Class C-2 (General Commercial), as filed under Case #ZMA-2024-02, be **approved by the Board of Supervisors**.

Motion by: Leaders.  
Second by: Silkworth.  
Vote: Ayes –Larson, Leaders, Silkworth, Schultz. Motion Carried.

Other Business:

The RMP 87 Development, LLC Urban Renewal Plan and Comprehensive Plan was reviewed and it was determined that it is in conformity with the general plan for the development of the municipality as a whole.

**5. ADJOURNMENT**

Motion #5: to adjourn.  
Motion by: Leaders.  
Second by: Schultz,  
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 5:47 P.M.

\_\_\_\_\_  
Brett Larson, Vice Chairman

\_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_

Matt Wyant, County Planning Director

\_\_\_\_\_  
Date