



Planning & Zoning

August 27, 2025 - 5:30pm
310 Mill Street, Van Meter, IA 50261
City Hall

The City of Van Meter encourages participation in city government and can provide reasonable accommodations upon request. Should special accommodations be required, please contact the City Clerk's office at least 48 hours in advance at 515-996-2644 or info@vanmeteria.gov.

P&Z Commission Meetings

Van Meter City Hall
310 Mill Street, Van Meter, IA 50261

Michael Wahlert, Chair

Commissioners

Garret Hulse
Patrick Miller
Jermey Feldman
Scot Cook
Adam Coyle
Andrew Cerven

City Staff

Liz Faust, City Administrator
Drew McCombs, Public Works Director
Jason VanAusdall, Building Inspector &
Zoning Administrator
Randy Johnson, Veenstra & Kimm, Inc.

MEETING AGENDA:

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE AGENDA**
- 4. APPROVAL OF MINUTES - June 25, 2025**
- 5. DISCUSSION AND CONSIDERATION: Proposed Zoning Amendment -
Creation of PI Public Facilities and Institutional District**
- 6. ADJOURNMENT**

Posted: Monday, August 25, 2025

#1 - Call to Order

Chair: *The meeting of the Van Meter Planning & Zoning Commission is called to order as of _____p.m. on Wednesday, August 27, 2025.*

#2 - Roll Call

Commission Members:

Michael Wahlert, Chair

Garret Hulse

Patrick Miller

Jerme y Feldman

Scot Cook

Adam Coyle

Jeff Devore (exp. 6/25) _____

Andrew Cerven (eff 7/25) _____

Staff:

Liz Faust

Jess Drake

Jason VanAusdall _____

Randy Johnson _____

Guests:

#3 - Approval of the Agenda

Chair: *Do I hear a motion to approve the agenda?*

Commissioner _____: So moved.

Commissioner _____: Second.

Discussion if needed.

Chair: All in favor? _____ Not in favor? _____

#4 - Approval of Prior Minutes

Minutes of the June 25, 2025 meeting are included.

Chair: *Do I hear a motion to approve the minutes as presented?*

Commissioner _____: So moved.

Commissioner _____: Second.

Discussion if needed.

Chair: All in favor? _____ Not in favor? _____

#5 - Discussion and Consideration: Proposed Zoning Amendment - Creation of PI Public Facilities and Institutional District

The purpose of this amendment is to create a dedicated zoning classification that accommodates the unique land use needs of public and semi-public entities, including municipal facilities, educational institutions, and government agencies. The amendment includes definitions of each permitted or accessory use of the PI district not already in the zoning ordinance. The PI District is designed to provide these entities with greater flexibility in land use and development while ensuring compatibility with surrounding neighborhoods and land uses.

Chair: *Do I hear a motion to recommend (approval or denial) to the City Council to amend the City Code of Ordinances to create a PI Zoning District ?*

Commissioner _____: So moved.

Commissioner _____: Second.

Discussion if needed.

Chair: All in favor? _____ Not in favor? _____

#6 - Adjournment

Chair: *Do I hear a motion to adjourn?*

Commissioner _____: So moved.

Commissioner _____: Second.

Discussion if needed.

Chair: All in favor? _____ Not in favor? _____

This meeting is adjourned as of _____ **p.m.**