



CITY OF CENTERVILLE

312 East Maple St, PO Box 578
Centerville, IA 52544
www.centerville-ia.org
Phone: (641) 437-4339 Fax: (641) 437-1498

Planning and Zoning Committee Meeting Agenda

Monday, October 27, 2025 @ 5:30 PM

At Centerville City Hall and Zoom

Join Zoom Meeting:

<https://us06web.zoom.us/j/89859658681?pwd=nTPpPo64sMq6B9q7YuMGyRKAIv09CY.1>

Meeting ID: 898 5965 8681

Passcode: 346805

Members: Diane Burkemper, Bill Buss, Tanya Clawson, Randy Hash, Sarah Lind, Michelle Moore, Ed Shirley, Jan Spurgeon.

1. Roll Call
2. Approval of Agenda
3. Application for Re-Zoning of 1017 S. 18th and 1019 S. 18th from Residential (R-2) to Urban Corridor Commercial (UC).

Jason Fraser
City Administrator



City of Centerville, Iowa

Zoning Administrator

312 E. Maple St., Centerville, IA 52544
Phone: (641)437-4339 Fax: (641)437-1498

RE-ZONING APPLICATION

PLEASE NOTE: Site plans, elevations, drawings, or any other material determined by the Zoning Administrator to be necessary to describe the requested re-zoning and proposed land uses to the Planning and Zoning Commission and/or the City Council must be included with this application.

Re-Zoning Request Information

Property Address: 1017 S 18th & 1019 S 18th Centerville, IA 52544
Property Legal Description: County Parcels:
34101100323000
34011002890000 / See Attached
Current Zoning: City Zoned Assessor's pages
Current Land Use: Residential
Proposed Zoning: Commercial
Proposed Land Use: Business - small business
Reason for Re-Zone Request: Change to commercial
from residential
like it was in past to
get value of lots.

Application Fee Amount:

\$ 250-

Contact Information:

City Administrator:

Jason Fraser
jfraser@centerville-ia.org

Zoning Administrator:

Justin Doll
jdoll@centerville-ia.org

Contact Information

Owner: POA
Tammy Ramos Kauzlarich, POA
Name: 5412 Nicholas St. Omaha, NE 68132-0000
Address: Phone
Email:

Applicant: for Michael & Karen Kauzlarich
Name: All Properties michaelkauzlarich@gmail.com
Address: Michael and Karen Kauzlarich by
Phone: 9mail.com
Email:

Applicant Signature: Tammy Kauzlarich Ramos

POA Date: 10-12-25

Owner Signature: Tammy Kauzlarich Ramos

POA Date: 10-12-25

Application Fee: \$ 250-

Date Fee Paid: _____

☐ Approved / Denied (circle one): _____

Zoning Administrator Signature

Date

Parcel Detail: 341011002890000

Parcel Number:	341011002890000	Applications & Exemptions
Deed Holder:	KAUZLARICH, MICHAEL L. & KAUZLARICH, KAREN R.	
Property Address:	1019 S 18TH CENTERVILLE, IA	
Mailing Address:	 Map This Address KAUZLARICH, MICHAEL L. & KAUZLARICH, KAREN R. 2412 NICHOLAS ST. OMAHA, NE 68132-0000 USA	
PDF:	RESIDENTIAL	
Class:	Residential	
Map Area:	CENTERVILLE - EC	
Tax District:	340 CENTERVILLE/CENTERVILLE SD	
Zoning:	City Zoned	
Sec-Twp-Rng:	006-068-017	
Lot-Block:	.	
Subdivision:	Levy North	
Legal Description:	ADAMSON'S EXC W 90' N 10' LOT 7 BLK 1	
Property Report:	Property Report (PDF file) 	

No image
to display

Parcel Detail: 341011003330000

Parcel Number:	341011003330000	Applications & Exemptions
Deed Holder:	KAUZLARICH, MICHAEL L. & KAUZLARICH, KAREN R.	
Property Address:	1017 S 18TH CENTERVILLE, IA	
Mailing Address:	 Map This Address KAUZLARICH, MICHAEL L. & KAUZLARICH, KAREN R. 5412 NICHOLAS ST. OMAHA, NE 68132-0000 USA	
PDF:	RESIDENTIAL	
Class:	Residential	
Map Area:	CENTERVILLE - EC	
Tax District:	340 CENTERVILLE/CENTERVILLE SD	
Zoning:	City Zoned	
Sec-Twp-Rng:	006-068-017	
Lot-Block:	-	
Subdivision:	Levy North	
Legal Description:	ADAMSON'S S 12' EXC E 15' LOT 6 BLK 1 & N 10' EXC E 50' LOT 7 BLK 1	
Property Report:	Property Report (PDF file) 	



