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, November 23, 2026 @ 5:30 PM

At Centerville City Hall and via Zoom

Members: Diane Burkemper, Bill Buss, Alesia McDaniels, Michelle Moore, Jamie Sales, Krista Siregar, Ed Shirley, Jan Spurgeon, Tom Anders

1. Roll Call
2. Approval of Agenda
3. Application for Re-Zoning 611 N. Main and 201 E. Madison
4. Setting Time and Place for a Public Hearing on the Re-Zoning of 611 N. Main and 201 E. Madison
5. Update on Outstanding P&Z Topics

Jason Fraser
City Administrator

To access this meeting via Zoom, please use the following link or dial-in information:

zoom.us/join

Meeting ID: 810 0770 3816 **Password: 763691**
Dial-in: (312) 626 - 6799 **Meeting ID: 810 0770 3816**

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: 611 North Main Centerville, IA 52544
Property Legal Description: Orig Town S 75' Lot 5 BK 6 RGE 4
parcel # 34ØØ11Ø296,8ØØØØ 75'x200'
Appanoose County, Centerville, vacant land
Current Zoning: R-2
Current Land Use: vacant
Proposed Zoning: Light Industrial
Proposed Land Use: unknown
Reason for Re-Zone Request: looking to purchase

Application Fee Amount:
$250
Contact Information:
cityhall@centerville-ia.org

Contact Information

Owner: Tri-State Cast Technologies 641-954-3322 ext. 201
Name Phone
P.O Box 119, Boyne City, MI 49712 astephens@tristatecast.com
Address Email

Applicant: Amy Stephens 641-895-9036
Name Phone
201 E. Madison, Centerville, IA 52544 astephens@tristatecast.com
Address Email

Applicant Signature: Amy Stephens Date: 11/12/2026
Owner Signature: [signature] Date:

Application Fee: $ Date Fee Paid:

☐ Approved / Denied (circle one):
Zoning Administrator Signature Date

TRI-STATE CAST TECHNOLOGIES CO., INC.

38405

Jef-Scot Metal Ind

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
300017208	11/12/26 Jef-Scot RE-ZONE AP	11/12/2026	250.00	0.00	250.00

CHECK DATE	CHECK NO.	PAYEE	DISCOUNTS TAKEN	CHECK AMOUNT
11/12/2026	38405	City of Centerville, Iowa	0.00	250.00

CITY OF CENTERVILLE
PO BOX 578
CENTERVILLE, IA 52544-0578

DATE : 11/20/2026 8:08 AM
OPER : ED
TKBY : EMILY DEAHL
TERM : 2
REC# : R00068784

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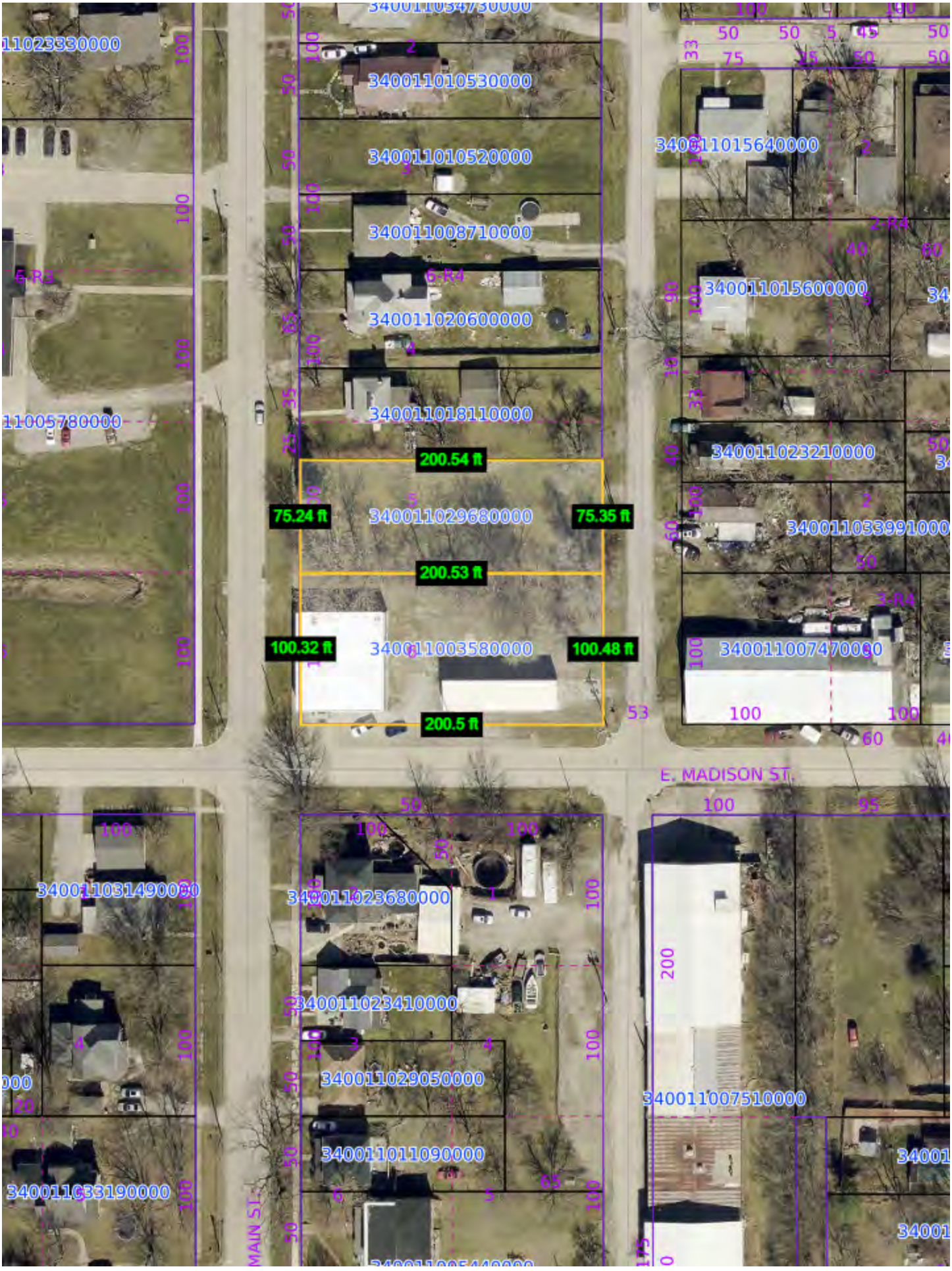
05 - MISC MISCELLANEOUS RECEIPT 250.00
JEF-SCOT METAL 250.00

Paid By:JEF-SCOT METAL
2 - CHECKS 250.00 REF:38405

APPLIED 250.00
TENDERED 250.00

CHANGE 0.00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340011003580000
100.48 ft
200.5 ft
340011015640000
340011015600000
340011023210000
340011033991000
340011007470000
E. MADISON ST.
340011031490000
340011023680000
340011023410000
340011029050000
340011011090000
340011007510000
MAIN ST.

(i) Appeals. Actions taken by the zoning board of adjustment subject to this section may be appealed as provided for in Section 17.34.100.

(Ord. 1332 § 1, May 20, 2019)

17.34.040 - Amendment procedure.

(a) Purpose. The amendment procedures found in this section describe the methods by which changes may be made in the text of the zoning ordinance codified in this title (text amendment) and/or the official boundaries of zoning districts (rezoning).

(b) Initiation of Amendments.

(1) Text amendments may be initiated by the Commission or city council.

(2) Rezonings may be initiated by a property owner or agent of owner, the Commission, or the city council.

(c) Rezoning Application Requirements. An application for a rezoning may be filed with the zoning administrator or a designee. The application shall include the following information:

(1) Name and address of the applicant.

(2) Owner, address and legal description of the property.

(3) A description of the reason for the rezoning application and the nature and operating characteristics of the proposed use.

(4) Any graphic information, including site plans, elevations, other drawings, or other materials determined by the zoning administrator to be necessary to describe the proposed use to the Commission and/or the city council.

(d) Amendment Process.

(1) If the amendment was initiated by the city council or by a property owner (or the agent of owner), the Commission shall consider the request and return its recommendation in writing to the council within sixty days. Upon request of the commission to the council, the commission shall have an additional thirty days to return its recommendation.

(2) The Commission, following a minimum of ten days' notice and publication, shall hold a public hearing on each proposed text or rezoning and, following such public hearing, shall recommend action to the city council.

(3) The city council, after publication and public hearing, shall act on the proposed amendment. A simple majority vote of those members either elected or appointed to the city council is required for approval.

(e) Required Notice and Publication. Prior to consideration of amending, supplementing, changing, modifying, or repealing this ordinance by the governing body, notice of public hearings shall be provided by:

(1) Notice by Posted Sign. A notice shall be posted in a conspicuous place on or near the property upon which action is pending. Such notice shall be not less than eighteen inches in height and twenty-four inches in width with a white background and black letters not less than one and one-half inches in height. Such posted notice shall be so placed upon such premises that is easily visible from the street and shall be so posted at least ten days before the date of such hearing. It is unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearing.

(2) In addition, notice of public hearing shall also be provided by at least one of the following methods:

(A) Publication. At least ten days before the date of hearing, the city clerk shall have published in a newspaper having a general circulation in the city a notice of the time, place and subject matter of such hearing.

(B) Notification by Mail. At least ten days prior to the date of hearing, the party initiating the rezoning request shall present the city clerk an address list of those persons who own property within two hundred feet of the subject site. The city clerk shall mail notice of the time, place and subject matter of the hearing to such property owners at least ten days prior to the date of the hearing.

(Ord. 1332 § 1, May 20, 2019)

17.34.050 - Extension of the extra-territorial jurisdiction.

Upon the automatic extension of the zoning jurisdiction upon annexation, the city council, with the recommendation of the Commission, shall zone properties within the newly annexed areas concurrent with adoption of the annexation ordinance. The zoning shall consider the comprehensive development plan of the city and the present use of the land.

(Ord. 1332 § 1, May 20, 2019)

17.34.060 - Building permits and certificates of zoning compliance.

(a) Administration and Enforcement.

(1) The zoning administrator shall administer and enforce this title. The city council may direct other persons to assist the zoning administrator.

(2) If the zoning administrator or designee shall find that any of the provisions of this title are being violated, he/she shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. The zoning administrator shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this ordinance or to ensure compliance with or to prevent violation of its provisions.

(b) Building Permits Required. No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the zoning administrator. No building permit shall be issued by the zoning administrator except in conformity with the provisions of this title, unless he/she receives a written order from the zoning board of adjustment in the form of an administrative review, special exception, or variance as provided by this title.

(c) Application for Building Permit.

(1) All applications for building permits shall include plans if applicable in duplicate drawn to an appropriate scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the location and dimensions of the proposed building or alteration.

(2) The application shall include such other information as lawfully may be required by the zoning administrator, including existing or proposed building or alterations; existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with, and provide for the enforcement of this title.

ZONING MAP
OF THE
CITY OF CENTERVILLE, IA

This is to certify that this is the Official Zoning Map referred to in Section 4 of Ordinance Number 767 of the City of Centerville, Iowa as adopted *Insert date*.

Insert printed name, Mayor _____ Date _____

Attest *Insert printed name*, City Clerk _____ Date _____

DESIGNATED ZONING DISTRICT BOUNDARIES

Agricultural/Urban Reserve	AG
Rural Residential	RR
Single Family Residential	R-1
Urban Family Residential	R-2
Multiple Family Residential	R-3
Mobile Home Residential	R-4
Urban Corridor	UC
Limited Commercial/Office	LC
Community Commercial	CC
Downtown Commercial	DC
General Commercial	GC
Business Park	BP
Limited Industrial	LI
General Industrial	GI
Park Overlay District	POD
Historic Overlay District	HOD
Planned Urban District	PUD
City Boundary	

Right-of-way of Centerville City Streets and Alleys, Iowa Highways, and Appanoose County Roads are not zoned.

205TH AVE
500TH ST
508TH ST
GOLFVIEW
ROCK VALLEY RD
SHAMROCK LN
14TH ST
GRANT ST
HAYNES AVE
INDIAN HILLS COMMUNITY COLLEGE
FRANKLIN AVE
1ST ST
3RD ST
6TH ST
8TH ST
10TH ST
16TH ST
WASHINGTON ST
OAKLAND CEMETERY
COURT HOUSE
5TH ST
STATE ST
MAPLE ST
CITY PARK
CENTERVILLE HIGHSCHOOL
MAIN ST
DRAKE AVE
PRAIRIE ST
EASTRIDGE DR
WILSON ST
BANK ST
WALL ST
20TH ST
TERRY ST
HOWAR JR HIGH SCHOOL
GARFIELD ST
ELM ST
WALNUT ST
COTTAGE ST
LAKEVIEW ELEMENTARY SCHOOL
FRANCIS ST
ONEAL ST
STEWART ST
LELAH BRADLEY PARK AND RESERVOIR
GREEN ST
LAKEVIEW INDUSTRIAL PARK
DEWEY RD
2
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