

Planning and Zoning Commission  
December 18th, 2023, 12:00 P.M.  
Council Chambers City Hall  
Jefferson, Iowa

## MINUTES

Present: Guy Richardson, Linda Eighmy, Jim Unger, Cindy Daubendiek, Nick Richardson, Nancy Teusch

Absent: None

Staff: Chad Stevens, Scott Peterson

Others: Tim Williams, Ken and Sue Bose, Margaret Sadoris, Pat Zmolek, Dave Sloan, Matt Wetrich, Harry Ahrenholtz, Craig Berry, Sid Jones

The meeting was called to order by Guy Richardson at 12:00 P.M.

Moved by Daubendiek with a second by Eighmy, the November 29<sup>th</sup>, 2023, meeting minutes were approved. The vote in favor was unanimous.

One public comment was received from Tim Williams, which Stevens read.

C.J. Litner and Anna Folwell from KCG Companies presented an overview of their proposed 40–50-unit housing project at the location being considered for rezoning.

Three citizens spoke to the Commission, Anna, and C.J., about some of their concerns with the housing project and location.

The Commission discussed the proposed density at the location and reviewed the future land use map. Eighmy raised concerns with the location and current vacancies in Jefferson.

Moved by Teusch and a second by Daubendiek, to recommend the rezoning of 06/83/30 LOT 2 S3/4 E1/2 SE1/4 SE1/4 to RM-3 from LI. Those in favor were, N. Richardson, Unger, Teusch, and Daubendiek. Opposed was Eighmy. The motion carried.

Chairman Guy Richardson adjourned the meeting at 12:55 P.M.

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Chad Stevens, Building Official

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Guy Richardson, Chairman