



MINUTES

The Center Point Planning & Zoning Commission met on Monday, January 20, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were, Kristin Nall, Cameron Erickson, Red Engelken, Absent: Valerie Sleege

Others present: Joseph Taylor.

M/S **Engelken/ Nall** To approve the 01/20/20225 consent agenda.

M/S **Nall/Engleken** To approve 03/18/2024 Minutes.

New Business

- a. Appointment of officers: Commission Chair and Vice Chair. Motion to nominate Member Kristen Nall

M/S Engelken/ Nall Aye 3 Nay: 0 Absent: 1

- aa. Vice Chair –Motion to Nominate Cameron Erickson

M/S Nall/ Erickson Aye 3 Nay 0 Absent 1

- b. Review/ Approve Consider Resolution to approve Plat of Survey No. 2906 Parcel A

M/S Nall/ Engelken Aye 3 Nay 0 Absent 1

- c. Consider Resolution to approve Final Plat RNJ Enterprises Addition

M/S Nall/Erickson Aye 3 Nay 0 Absent 1

- d. Review/ Approve Consider Resolution to approve Plat of Survey No. 2907 Parcel A

M/S Nall/Engleken Aye 3 Nay 0 Absent 1

- e. Review/Approve Resolution to approve Preliminary Plat Ray Landing Addition

M/S Engelken/Nall Aye 3 Nay 0 Absent 1

- f. Review/Approve Resolution to approve Final Plat RNJ Enterprises Addition

M/S Nall/ Erickson Aye 3 Nay 0 Absent 1

Old Business

Adjourn

M/S Erickson/Nall to Adjourn at 6:45

Aye 3 Nay 0 Absent 1

Joseph Taylor, City Administrator



MINUTES

The Center Point Planning & Zoning Commission met on Monday, February 24, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were, Kristen Nall, Cameron Erickson, Red Engelken, Valerie Sleege
Absent:

Others present: Joseph Taylor.

M/S Engelken/ **Sleege** To approve the 02/24/2025 agenda.

M/S Cameron/**Engelken** To approve 01/20/2025 Minutes.

New Business

- a. **Discussion and Possible Recommendation Zoning Code Changes**

Old Business

Adjourn

M/S Sleege/Engelken to Adjourn at

Aye 0 Nay Absent

Joseph Taylor, City Administrator



MINUTES

The Center Point Planning & Zoning Commission met on Monday, March 17, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were, Kristen Nall, Cameron Erickson, Red Engelken, Valerie Sleege Absent:

Others present: Joseph Taylor.

M/S Erickson/Sleege To approve the 03/17/2025 agenda.

M/S Sleege/Erickson To approve 02/24/2025 Minutes.

New Business

- a. Update on Legislative actions impacting P and Z
- b. Discussion and Possible Recommendation Zoning Code Changes

Old Business

Adjourn

M/S Sleege/Engelken to Adjourn at

Aye 5 Nay Absent



Joseph Taylor, City Administrator



MINUTES

The Center Point Planning & Zoning Commission met on Monday June 16, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were Kristen Nall, Robert "Red" Engelken, Cameron Erickson, Valerie Sleege, Absent:

Others present: Joseph Taylor.

M/S / To approve the 06/16/2025 agenda.

M/S / To approve 04/21/2025 Minutes.

New Business

New Business

- a. Tom Gruis- ECICOG Fring Area Plan discussion
- b. Consider Resolution to approve Final Plat of Toomsen Addition, Linn County, Iowa

Old Business

Adjourn

M/S / to Adjourn at

Aye Nay Absent

Joseph Taylor, City Administrator



MINUTES

The Center Point Planning & Zoning Commission met on Monday June 16, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were Kristen Nall, Robert "Red" Engelken, Cameron Erickson, Valerie Sleege, Absent:

Others present: Joseph Taylor.

M/S Engleken/Erickson To approve the 06/16/2025 agenda.

M/S Erickson/Sleege To approve 04/21/2025 Minutes.

New Business

- a. Tom Gruis- ECICOG Fring Area Plan discussion
- b. Consider Resolution to approve Final Plat of Toomsen Addition, Linn County, Iowa
Engleken/ Erickson **Aye: 4 Nay: 0 Absent:**

Old Business

Adjourn

M/S sleege/erickson to Adjourn at **Aye 4 Nay 0 Absent**

Joseph Taylor, City Administrator



MINUTES

The Center Point Planning & Zoning Commission met on Monday July 21, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were Kristen Nall, Robert "Red" Engelken, Cameron Erickson,
Absent: Valerie Sleege

Others present: Joseph Taylor.

M/S Erickson/**Engelken** To approve the 07/21/2025 agenda.

M/S Engelken/Erickson To approve 06/16/2025 Minutes.

New Business

- a. Commission review and recommendation to City Council for the proposed Urban Renewal Plan Amendment as to its conformity with the general plan for development.

M/S Engleken/Erickson Aye 3 Nay 0 Absent Sleege

- b. Consider Resolution to approve Final Plat for Rays Landing First Addition.

M/S Engelken/ Erickson AYE 3 NAY 0 Absent: Sleege

- c. Consider Resolution to approve Final Plat for Interstate Grain Addition.

M/S Engleken/Erickson AYE 3 NAY 0

Adjourn M/S Erickson/ Engelken **Aye:3 Nay: 0 Absent: Sleege**

Old Business

Adjourn

M/S / to Adjourn at **Aye Nay 0 Absent**

Joseph Taylor, City Administrator



MINUTES

The Center Point Planning & Zoning Commission met on Monday, August 18, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were Kristen Nall, Robert "Red" Engelken, Cameron Erickson, Valerie Sleege Absent:

Others present: Joseph Taylor.

M/S Engelken/Erickson To approve the 08/18/2025 agenda.

M/S Erickson/Engelken To approve 07/21/2025 Minutes.

New Business

- a. Consider Resolution to approve Final Plat for Durow First Addition to Linn County, Iowa.

Adjourn M/S sleege/engelken

Aye: 3 Nay: 0 Absent:

Old Business

Adjourn

M/S sleege/erickson to Adjourn at

Aye 3 Nay 0 Absent

Joseph Taylor, City Administrator



MINUTES

The Center Point Planning & Zoning Commission met on Monday, November 17, 2025 in a Regular Session at 6:00 PM in City Hall, located at 200 Franklin Street.

Commission members present were Kristen Nall, Cameron Erickson, Valerie Slegee, Kevin Klawiter, Richard Young Absent: Cameron Erickson

Others present: Joseph Taylor, Ryan Anderson, Sarah Tritle, Paul Brundell, Jaice Brundell

M/S Valerie/Richard To approve the 11/17/2025 agenda.

M/S Valerie/Richard To approve 08/18/2025 Minutes.

New Business

1. Consider Resolution to Approve Final Plat for Kress Second Addition Adjourn
M/S Valerie/Richard **Aye: 4 Nay: Absent: 1** Cameron
2. Consider Resolution to approve Fringe Area Plan between Linn County and Center Point Adjourn
M/S Kevin/Richard **Aye: 4 Nay: 0 Absent: 1** Cameron
3. Consider Resolution to approve alley vacate between 408 Main and 414 Main.
M/S Richard/Kevin **Aye: 4 Nay: 0 Absent: 1** Cameron

Adjourn

M/S Valerie/Richard to Adjourn at 7:12pm **Aye 4 Nay 0 Absent 1** Cameron

Ryan Anderson, Parks & Recreation Director



Notes:

- Kristen stated she reviewed Kress plat extensively, no concerns about this.
- Joe explained Fringe Area Plan, Kristen mentioned only concern she had about this was if the City staff were happy with the 60 day timeline for paperwork.
- 4670 Newbold Rd was mentioned by Kristen, discussion on this is currently tabled for the next meeting.
- Alley vacate at 408 Main and 414 Main, approval given to sell to landowner at 35% of land value.
- Richard was curious as to how the 35% number was determined, no clear answer was given but Joe stated he thinks this is determined at the State level.
- Discussion was held on advisory status of Planning and Zoning, explaining this to the new members. Sarah mentioned that any resolutions do technically need Planning and Zoning approval, indicating that this group does wield some power and isn't purely advisory.
- Paul Brundell presented on potential single family residential and potentially retirement community development near Anchor Bible Church. Paul mentioned previous experience building custom homes and light commercial.
- The plat of land Paul is potentially interested in is currently designated as future recreational. He is curious about the possibility of developing this and annexing some, none, or all of the development into the City of Center Point.
- Paul asked questions regarding Planning and Zoning's thoughts on various ideas of his regarding the potential development. Questions regarding sewer system options, the possibility of the City donating a lift station, incentive packages for this development, City help with tax abatements, cluster homes, no mow yards, and a City owned pond area incorporated into the development.
- P&Z members stated that they are not on board with a City owned pond.
- Multiple questions from members about the sewer system. Paul stated the system he was looking into for this location would be a "Shed System", where each house essentially has their own waste treatment plant in their backyard which requires a yearly inspection.
- Kristen had concerns about if we allow this development to have a shed system for sewage what issues could this cause if we develop further west. Also had concerns about if a lift station were to be needed at a future development could those living in the proposed development then tie into the "normal" City sewer system.
- Joe and Sarah both stated further developments in this direction were very unlikely, if not impossible, due to the water table in these plats.
- Kevin stated he felt it would be best to annex all of the development proposed by Paul into the City if this were to go forward.
- Kristen stated she is all for environmental benefits, but is not on board with purely no mow prairie grass yards. Joe mentioned prairie grass could be utilized as landscaping around houses, but entire yards as prairie would not be an option.
- P&Z members discussed the possibility of this development having its own zoning code. Mentioned what other communities have done this, Marion was brought up as an example.
- Paul asked about the option of drive over curbs for the development, no concerns about this from P&Z as other neighborhoods within the City currently have this in place.
- Kristen stated that she wants an MOA with a catch all variance in place for this proposed development.
- P&Z members felt this would work as a planned unit development which would allow for more flexibility in zoning.
- Sarah mentioned at the end of the meeting that new members need comp plans and the binder with code information prior to us meeting again.