

**PLANNING & ZONING COMMISSION MEETING  
BLUE GRASS CITY HALL  
114 N. MISSISSIPPI STREET, BLUE GRASS, IA  
AUGUST 26, 2024  
6:00 P.M.**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOMENT OF REFLECTION**
- 4. ROLL CALL**
- 5. APPROVAL OF AGENDA**
- 6. APPROVAL OF MINUTES**
- 7. NEW/OLD BUSINESS:**

**PUBLIC HEARING(S):**

- Request to rezone certain property from A-1 Agricultural District to C-1 General Commercial District on the request from Brian and Jene Fuller
- Request to rezone certain property from A-1 Agricultural District to C-1 General Commercial District on the request from Jeff and Tina Delf
- Request to rezone certain property from A-1 Agricultural District to C-1 General Commercial District on the request from Thomas and Jolene Hoffmann
- Request to rezone certain property from A-1 Agricultural District to C-1 General Commercial District on the request from the City of Blue Grass

**8. OTHER**

**9. ADJOURNMENT**

Persons requiring language or physical accommodations should notify the City of Blue Grass at least 24-48 hours in advance of the meeting date to allow staff time to make reasonable accommodations at the meeting. Please call (563) 381-4700 for any language, accessibility, or other type of accommodation requests.

**\*\*\*PLEASE NOTE THAT THIS AGENDA MAY BE CHANGED UP TO 24 HOURS BEFORE THE MEETING TIME AS PROVIDED BY SECTION 21.4 (2) CODE OF IOWA**

**NOTICE OF PUBLIC HEARING  
CITY OF BLUE GRASS, IOWA**

Public Hearings will be conducted on August 26, 2024 at 6:00 p.m. with the Planning & Zoning Commission and September 3, 2024 at 7:00 p.m. in the Council Chambers of Blue Grass City Hall, 114 North Mississippi Street, Blue Grass, Iowa on the request from Brian and Jene Fuller to rezone certain property as described below from A-1 Agricultural District to C-1 General Commercial District.

Legal Description: A parcel of land located in the SW 1/4 NE 1/4 of Section 31, Township 78 North, Range 2 East of the 5<sup>th</sup> P.M., City of Blue Grass, Scott County, Iowa, being a part of land conveyed to the State of Iowa by Warranty Deed recorded in Document No. 00395-98, in the records of Scott County, Iowa more particularly described as follows:

Commencing at the SE corner of the SW 1/4 NE 1/4 of said Section 31; thence North 0° 48' 19" East, 183.11 feet on the East line of said SW1/4 NE1/4, to the Point of Beginning; thence continuing North 0° 48' 19" East, 228.71 feet on said East line; Westerly 729.57 feet on a 2714.79 foot radius curve concave Southerly and having a chord bearing South 66° 30' 03" West, 727.38 feet with a central angle of 15° 23' 52"; thence South 76° 09' 35" East, 351.55 feet; thence South 89° 10' 05" East, 115.47 feet, to a point on the West line of a parcel recorded in Document No. 17381-75 in the records of Scott County, Iowa; thence North 0° 51' 00" East, 149.69 feet; thence South 89° 18' 49" East, 164.83 feet, to the Point of Beginning: containing 2.88 acre. Note: The East line of the SW 1/4 NE 1/4 of said Section 31 is assumed to bear North 0° 48' 19" East for the purpose of this description. The entire parcel lies within the City of Blue Grass, County of Scott and State of Iowa containing 2.93 acres more or less.

At the above scheduled public hearings, the Commission and the City Council shall receive oral and/or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, action will be granted to either approve/or deny the rezoning request.

**NOTICE OF PUBLIC HEARING  
CITY OF BLUE GRASS, IOWA**

Public Hearings will be conducted on August 26, 2024 at 6:00 p.m. with the Planning & Zoning Commission and September 3, 2024 at 7:00 p.m. in the Council Chambers of Blue Grass City Hall, 114 North Mississippi Street, Blue Grass, Iowa on the request from Jeffrey and Tina Delf to rezone certain property as described below from A-1 Agricultural District to C-1 General Commercial District:

Legal Description: A tract of land situated in the Town of Blue Grass, Scott County, Iowa, being part of the East ½; NE ¼ Section 31, Township 78 North, Range 2 East of the 5<sup>th</sup> P.M. and being more particularly described as follows: Commencing at the SW corner, SE ¼, NE ¼, Section 31, Township 78 North, Range 2 East of the 5<sup>th</sup> P.M.; thence North 00 degrees 06 minutes East, along the West line of said SE ¼, NE ¼, Section 31, a distance of 30.0 feet to the northerly right of way line of Telegraph Road (W Laurretta St) and the point of beginning of tract herein described; thence East, along said right of way line, 519.0 feet; thence North 95.0 feet; thence North 39 degrees 35 minutes West 83.0 feet; thence North 00 degrees 25 minutes East 127.99 feet to the northeasterly right of way line of the former C.R.I. & P. Railway; thence North 40 degrees 13 minutes West, said SE ¼, NE ¼, Section 31; thence South 00 degrees 25 minutes East 127.99 feet to the northeasterly right of way line of the former C.R.I. & P. Railway; thence North 40 degrees 13 minutes West, along said right of way, 720.47 feet to the West line of said SE ¼, NE ¼, Section 31; thence South 00 degrees 06 minutes West, along said West line, 837.12 feet to the point of beginning of tract herein described. Except that part conveyed by Warranty Deed recorded as Document #4737-87 in the Office of the Recorder of Scott County, Iowa. Also excepting the part conveyed by Warranty Deed recorded a Document #34197-97 in the Office of the Recorder of Scott County, Iowa. The entire parcel lies within the City of Blue Grass, County of Scott and State of Iowa containing 3.05 acres more or less, better known as 320 W Laurretta Street, Blue Grass, Iowa.

At the above scheduled public hearings, the Commission and the City Council shall receive oral and/or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, action will be granted to either approve/or deny the rezoning request.

### **NOTICE OF PUBLIC HEARING CITY OF BLUE GRASS, IOWA**

Public Hearings will be conducted on August 26, 2024 at 6:00 p.m. with the Planning & Zoning Commission and September 3, 2024 at 7:00 p.m. in the Council Chambers of Blue Grass City Hall, 114 North Mississippi Street, Blue Grass, Iowa on the request from Thomas and Jolene Hoffmann to rezone certain property as described below from A-1 Agricultural District to C-1 General Commercial District.

Legal Description: A tract of land located in the City of Blue Grass, County of Scott, State of Iowa, being a part of the W ½, NE ¼, Section 31, Township 78 North, Range 2 East of the 5<sup>th</sup> P.M. and being more particularly described as follows:

Commencing at the SW corner, NE ¼ , Section 31, Township 78 North, Range 2 East of the 5<sup>th</sup> P.M.; thence East along the South line of said NE ¼ Section 31, 1164.0 feet to the point of beginning of Tract herein described; thence continuing East along said line 165.0 feet to the East line of the W ½ said NE ¼ Section 31; thence North along said east line 183.0 feet; thence West parallel with the South line NE ¼ Section 31, a distance of 165.0 feet; thence South 183.0 feet to the point of beginning of tract herein described. The entire parcel lies within the City of Blue Grass, County of Scott and State of Iowa containing .69 acres more or less, better known as 404 W Lauretta Street, Blue Grass, Iowa.

At the above scheduled public hearings, the Commission and the City Council shall receive oral and/or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, action will be granted to either approve/or deny the rezoning request.

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Public Hearings will be conducted on August 26, 2024 at 6:00 p.m. with the Planning & Zoning Commission and September 3, 2024 at 7:00 p.m. in the Council Chambers of Blue Grass City Hall, 114 North Mississippi Street, Blue Grass, Iowa on the request from the City of Blue Grass to rezone certain property as described below from A-1 Agricultural District to C-1 General Commercial District.

Legal Description: PARCEL "A": Commencing at the center of said Sec. 31; thence S 89° 13' 44" E, along the south line of the NE ¼ of said Sec. 31, a distance of 527.87 ft.; thence N 51° 43' 27" E, a distance of 52.38 ft. to the presently established northerly side road right of way line of Telegraph Road (W Lauretta Street) and the Point of Beginning; thence continuing N 51° 43' 27" E, a distance of 123.96 ft.; thence S 76° 25' 16" E, a distance of 352.25 ft. to said right of way line; thence N 89° 13' 44" W, along said right of way line, a distance of 439.75 ft. to the Point of Beginning. The entire parcel lies within the City of Blue Grass, County of Scott and State of Iowa containing .39 acres more or less.

At the above scheduled public hearings, the Commission and the City Council shall receive oral and/or written objections from any resident or property owner of the City, to the above action. After all objections have been received and considered, action will be granted to either approve/or deny the rezoning request.