

**PLANNING & ZONING COMMISSION MEETING  
BLUE GRASS CITY HALL  
114 N MISSISSIPPI STREET, BLUE GRASS, IA  
JULY14, 2026  
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:**

- Jim Thomson representing GEM Houses LC is requesting to approve a Preliminary & Final Plat of Jim Thomson First Addition, zoned R-1 Single-Family Residence District, located in the corporate limits of the City of Blue Grass, Scott County, Ia.

- 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 with the Planning & Zoning Commission on July 14, 2026 at 6:00 p.m. and the City Council on Monday, July 20, 2026 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 James Thomson to approve a Preliminary and Final Plat of Jim Thomson First Addition, zoned R-1 Single-Family Residence District located in the corporate limits of the City of Blue Grass, Scott County, Iowa as described below:

Legal Description:

BEING A REPLAT OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 2 EAST OF THE 5<sup>TH</sup> P.M., CONTAINING APPROXIMATELY 1.180 ACRES MORE OR LESS

THE ENTIRE SITE LIES WITHIN THE CORPORATE BOUNDARY OF THE CITY OF BLUE GRASS, COUNTY OF SCOTT AND STATE OF IOWA.

At the above scheduled public hearing(s), the Commission and 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 approval of the proposed Preliminary and Final Plat.

Submitted by: Joyce Lorenz, Assistant City Clerk/Financial Officer