

DRAFT MINUTES

DELAWARE COUNTY ZONING COMMISSION

1:00 p.m.

August 20th, 2025

Conference Room (basement), Delaware County Courthouse
301 E Main Street, Manchester, Iowa

Commissioners Present: All Present

Commissioners Excused: Rick Seeley

Commissioners Absent: N/A

Staff Member Present: Zoning Administrator Alex Linderwell.

CALL TO ORDER AND ROLL CALL: The meeting was called to order by Chair Zietlow at 1:00 p.m. and roll call taken. A sign-in sheet was distributed. Those members of the public in attendance are listed below.

MINUTES: Motion by Recker, seconded by Eckman, to approve the minutes of the August 4th, 2025 Zoning Commission meeting with one change, adding 2 lines from the top of page 11 of the Comprehensive plan to the motion made by Eckman. Motion carried by the following vote: Aye – Zietlow, Recker, Eckman Nay – None

CASE: 4-25 Rezoning – State Hwy 3 Edgewood, IA 52042 Honey Creek Township Sec 3 Twp 90 Rng 5

Parcel ID: 070030100200, 070030100300, 070030100400

Applicant: 3 P's in the Gas, LLC

Proposal: Rezone Property from A-1 Agricultural to C-1 Commercial for a self-serve fuel pump

Chair Zietlow opened the public hearing at 1:03 PM.

Jason Wenger, of Burrington Group, representing the applicants, spoke about the proposal. He stated that the applicants are intending on adding a self-service fuel station to the property. They would only have this on the eastern lot (Lot 2 Marjie P's Subdivision). They would like to be able to develop the other lots as they are trying to partner with other commercial entities. They have filed with the IDOT for driveway permits.

Commissioner Eckman asked some questions regarding the application as there was a question not answered whether the development would result in excess services or utilities needed.

Jason Wenger, stated there would be minimal services and utilities needed for the development.

Chair Zietlow closed the public hearing at 1:15PM.

Motion by Eckman, Seconded by Recker to recommend approving the rezoning application for changing the zoning classification from A-1 Agricultural to C-1 Mixed Use Commercial. Motion carried by the following vote: Aye- Zietlow, Recker, Eckman. Nay- None

ITEMS FROM PUBLIC: None.

ITEMS FROM Commission: None.

ITEMS FROM STAFF: Next Meeting: Discussion between Chair Zietlow and Zoning Administrator Linderwell if the Zoning Commission will meet in September

ADJOURNMENT: Motion by Recker, seconded by Eckman, to adjourn the Zoning Commission meeting. Motion carried by the following vote: Aye – Zietlow, Recker, Eckman Nay – None.

The meeting adjourned at 1:25 p.m.

Respectfully submitted,

Alex Linderwell, Zoning Administrator

Adopted: