

Zoning Board of Adjustment

Monday, August 10, 2026

1:00 p.m.

City Hall

To access this meeting via Zoom, please use the following link or dial-in information:

zoom.us/join

Meeting ID: 842 1347 7549

Password: 419997

Dial-in: (312) 626 - 6799

Meeting ID: 842 1347 7549

Agenda

1. Call Meeting to Order
2. Public Hearing on Conditional Use Permit – SW Corner of Maple and 18th
3. Approval of Conditional Use Permit – SW Corner of Maple and 18th
4. Public Hearing on Conditional Use Permit – 412 E. Franklin
5. Approval of Conditional Use Permit – 412 E. Franklin
- 6.
7. Adjourn

Jason Fraser
City Administrator

NOTICE OF HEARING OF THE CENTERVILLE BOARD OF ADJUSTMENT

You are hereby notified that the Centerville Board of Adjustment will hold a hearing on Monday, August 10th at 1:00 p.m. at the Centerville City Hall Council Chambers, Centerville, Iowa, and via Zoom online meeting.

To access this meeting via Zoom, please use the following link or dial-in information:

zoom.us/join

Meeting ID: 842 1347 7549

Password: 419997

Dial-in: (312) 626 - 6799

Meeting ID: 842 1347 7549

The purpose of the hearing is to consider the application from Bill Tharrington for a Conditional Use Permit at the property at the Southwest Corner of the Intersection of Maple St. (HWY 2) and 18th St. (HWY 5), legally described as:

MAPLE AVE ADDITION EXCLUDING HY LOT 1 A/K/A AUDITOR'S PARCEL "A"
SURVEY BOOK 2015-PAGE 2294 OF THE MAPLE AVE. ADDITION TO CENTERVILLE,
APPANOOSE COUNTY, IOWA.

This Conditional Use Permit would allow for the sale of retail goods with outdoor storage.

You may appear at the said hearing or file a written objection regarding this matter prior to the date of the hearing with the Centerville City Administrator, Centerville, Iowa 52544, stating why the proposed Variance should not be granted.

Dated this 29th day of July 2026

Jason Fraser
City Administrator
City of Centerville



City of Centerville, Iowa

Zoning Administrator

312 E. Maple St., Centerville, IA 52544
Phone: (641)437-4339 Fax: (641)437-1498

CONDITIONAL USE PERMIT APPLICATION

PLEASE NOTE:

A site plan must be included with this application as set forth in Table 17.34A of the Centerville Zoning Ordinance.

Conditional Use Request Information

Property Address: 0 EAST MAPLE ST

Property Legal Description: MAPLE AVE ADD EXC HY LOT 1A/K/A
AUDITOR'S PARCEL "A" SURVEY BK 2015-
PL 2294 Parcel # 341011003430000

Current Zoning: URBAN CORRIDOR (UC) Commercial

Current Land Use: VACANT WITH ADDRESS FOR BILLBOARD

Proposed Zoning: Commercial

Proposed Land Use: Sales lot for PORTABLE SHEDS

Request Feasibility: _____

Application Fee Amount:

\$ 150.00

Contact Information:

City Administrator:

Jason Fraser
jfraser@centerville-ia.org

Zoning Administrator:

Justin Doll
jdoll@centerville-ia.org

Effect on Surrounding Property: NEGLIGIBLE

Contact Information

Owner: _____
Name Phone

Address Email

Applicant: WILLIAMS THARTTUBTON 515-520-9599

Name Phone

6790 NW 10TH ST Des Moines IA noworrids2751@

Address Email YAHOO.COM

Applicant Signature: [Signature] Date: 7-8-26

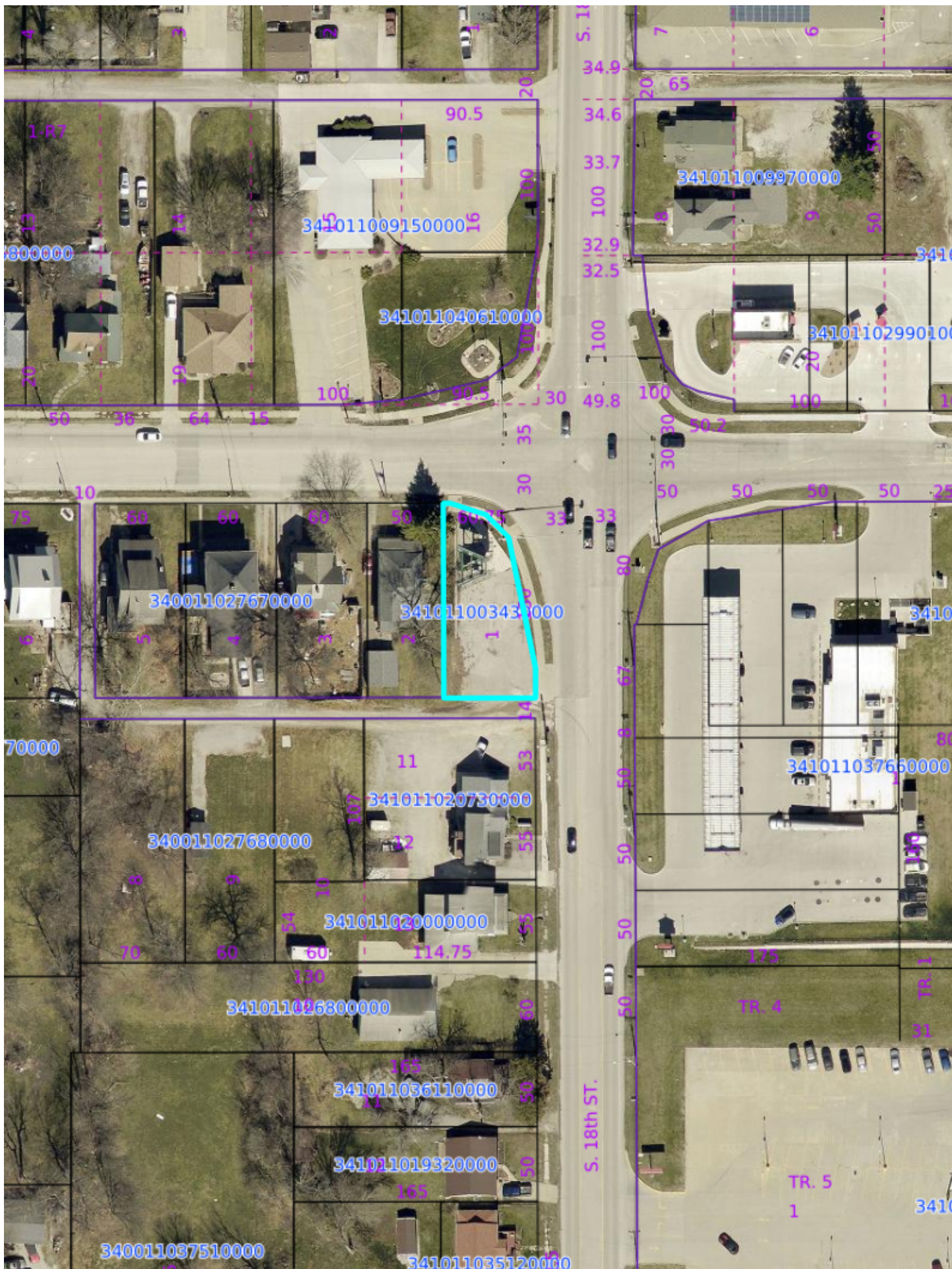
Owner Signature: _____ Date: _____

OFFICE USE ONLY

Date Received: _____

Date Fee Paid: _____

Building Permit No. _____





CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

Phone: (641) 437-4339 Fax: (641) 437-1498

CONDITIONAL USE PERMIT APPLICATION

PLEASE NOTE:

A site plan must be included with this application as set forth in Table 17.34A of the Centerville Zoning Ordinance.

Conditional Use Request Information

Property Address: 412 E. Franklin

Property Legal Description: Lot 1, Block 1, Range 2 In Walden's 5th Addition
to Centerville

Current Zoning: Residential - R2

Current Land Use: Single Family

Proposed Zoning: Residential - R2

Proposed Land Use: Civic Use - Guidance Services

Request Feasibility: Buyer Wishes to Use Property for Providing Counseling
Services

Application Fee Amount:
\$150.00

Contact Information:

Building Official
cityhall@centerville-ia.org

Effect on Surrounding Property: Minimal, the facility will use existing driveway parking and street parking to
accomodate patients. The small practice's vehicle traffice will be
negligible on Franklin St.

Contact Information

Owner: Thomas L. Anders Revocable Trust

641-895-1373

Name
508 Drake Ave, Centerville

Phone
tanders@mchsi.com

Address

Email

Applicant: Same

Name

Phone

Address

Email

OFFICE USE ONLY

Date Received:

Date Fee Paid:

Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

NOTICE OF HEARING OF THE CENTERVILLE BOARD OF ADJUSTMENT

You are hereby notified that the Centerville Board of Adjustment will hold a hearing on Monday, August 10th at 1:10 p.m. at the Centerville City Hall Council Chambers, Centerville, Iowa, and via Zoom online meeting.

To access this meeting via Zoom, please use the following link or dial-in information:

zoom.us/join

Meeting ID: 842 1347 7549

Password: 419997

Dial-in: (312) 626 - 6799

Meeting ID: 842 1347 7549

The purpose of the hearing is to consider the application from Thomas Anders Revocable Trust for a Conditional Use Permit at the property at 412 E. Franklin, legally described as:

LOT 1, BLOCK 1, RANGE 2 IN WALDENS 5TH ADDITION TO CENTERVILLE,
APPANOOSE COUNTY, IOWA.

This Conditional Use Permit would allow for the existing property to be used for Guidance Services, which is a conditional use in the Residential 2 zoning district.

You may appear at the said hearing or file a written objection regarding this matter prior to the date of the hearing with the Centerville City Administrator, Centerville, Iowa 52544, stating why the proposed Variance should not be granted.

Dated this 30th day of July 2026

Jason Fraser

City Administrator

City of Centerville

