

MINUTES OF MEETING
CENTERVILLE PLANNING & ZONING COMMISSION

Monday October 27, 2025

The regular meeting of the Centerville Planning and Zoning Commission was held in the City Council Chambers at City Hall in Centerville, Iowa. The meeting was called by P&Z chairperson Bill Buss on or about 5:30 pm.

Roll call: Diane Burkemper – present; Bill Buss – present; Tanya Clawson – present via Zoom; Randy Hash – absent; Sarah Lind – absent; Michelle Moore – present; Ed Shirley – present; Jan Spurgeon – absent. Five members present represents a quorum of the P&Z Commission.

Centerville Zoning Administrator Justin Doll was in attendance.

Motion by Michelle Moore to approve the Agenda; second by Diane Burkemper. Motion approved.

P&Z discussed the Application for re-zoning the property at 1017 South 18th Street (Assessor Parcel Number 341011003330000) and 1019 South 18th Street (Assessor Parcel Number 341011002890000) from a Residential District to a Commercial District. Property is owned by Michael L. & Karen R. Kauzlarich, Application submitted by Dr. Tammy Kauzlarich Ramos, POA. Discussion items included the setting of precedence for changes to the official boundaries of zoning districts (re-zoning); purpose of zoning (17.02.030) and consistency with the Comprehensive Plan (17.02.040); definition of the three Commercial Zoning Classifications in the Zoning Ordinance (Table 17.08A); the Permitted Uses by Zoning Districts (Table 17.08B); Site Development Regulations (Table 17.08C); the zoning classification of the commercial area to the South; zoning classification prior to zoning recodification in 2019.

Motion by Michelle Moore that the P&Z Commission approve the Application request for re-zoning and recommend to the Centerville City Council the re-zoning of property at 1017 South 18th Street and 1019 South 18th Street from Residential to Urban Corridor Commercial as is consistent with the with the Urban Corridor definition in the Purposes of Zoning Districts as it relates to development along 18th Street (Table 17.08A), and with the zoning of the commercial area to the South. To notify the City Council in writing of its recommendation, and to proceed with the public hearing process for the re-zoning (17.34.040(d)). Motion second by Diane Burkemper. The motion was approved by a unanimous vote of the P&Z members present.

P&Z chairperson will prepare a letter to the Centerville City Council advising of the P&Z Commission recommendation and distribute to P&Z for review.

Ed Shirley moved to adjourn the meeting; second by Diane Burkemper. Motion approved.

Submitted by:

Bill Buss

Bill Buss, chairperson