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| Governmental Body: Planning and Zoning of Baxter, Iowa | Call In Information: |
| Date of Meeting: Tuesday, September 16th, 2025 | Planning and Zoning Meeting – September 16, 2025, 6:00 PM (America/Chicago) |
| Time of Meeting: 6:00 P.M. | Please join my meeting from your computer, tablet or smartphone. |
| Place of Meeting: Baxter City Hall/Community Center | https://meet.goto.com/495157157 You can also dial in using your phone. Access Code: 495-157-157 United States: +1 (224) 501-3412 |

The meeting started at 6:00 p.m., called to order by Chairperson Smith. Present were Maxwell, Sampson, and Kaster. Allspach was absent. Also present were City Administrator/Clerk Battani, Deputy City Clerk Braye, City Engineer Nichole Sungren, and various members of the public.

Motion by Maxwell to approve the agenda. Seconded by Sampson. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried.

Maxwell motioned to open the public hearing for the rezoning request. Sampson seconded. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried. Smith asked for any public comments. John Fatino, an attorney representing Overland Group LLC, spoke in favor of the rezoning request, noting that both the City Engineer and Jasper County had reviewed and raised no objections. Robin Hansen asked questions regarding stormwater management and how Overland Group LLC and the City are addressing drainage concerns. City Engineer Nichole Sungren with MSA Professional Services advised that the stormwater design meets SUDAS standards. Administrator Battani stated he would provide further information to Robin Hansen regarding the SUDAS-compliant plans. Smith motioned to close the public hearing for the rezoning request. Maxwell seconded. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried. Smith motioned to recommend to the City Council the approval of the rezoning request from R-2 High Density Residential to C-1 Commercial. Sampson seconded. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried.

Maxwell motioned to open the public hearing for the Plat of Survey. Sampson seconded. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried. Smith asked for any public comments. No public comments were made. Maxwell motioned to close the public hearing for the Plat of Survey. Kaster seconded. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried. Smith motioned to recommend to the City Council the approval of the Plat of Survey submitted by Overland Group LLC. Kaster seconded. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried.

Smith motioned to adjourn the Planning and Zoning Commission meeting. Maxwell seconded. Ayes: Smith, Maxwell, Kaster, and Sampson. Absent: Allspach. Motion carried. The meeting was adjourned at 6:27 p.m.