

State Center City Council
Joint P&Z and Council Meeting Minutes
September 19, 2023, 5:30 p.m.
State Center City Hall

Mayor Pfantz opened the meeting at 5:30 p.m. Present were Quick, Darrow, Grant, Nichols, and Shaffar. Council absent: None. P&Z committee present: J. Edler, J. Simms and Cathy Noble. P&Z absent: B. Rabey. Also present were L. Bearden, T. Hillers and J. Thomas.

- J. Thomas explained to both council and planning & zoning what his intent is when the property is finally transferred to him; the current owner is having an abstract reproduced and then the transaction will be finalized. See attached map. He intends to sell 4 areas of land to abutting property owners: Dan/Christi Dunkin, Gary/Jan Pfantz, L. Engel, and A. Billings.

State Center Code of Ordinances 166.03 (32) defines a subdivision as the division of a separate tract of land into three or more lots or parcels for the purpose of transfer of ownership or building development, or if a new street is involved, any division of a parcel of land. While Thomas intends to sell off 4 pieces of land as laid out in the map, none of these pieces will be large enough to build a residence on and/or will not on their own be accessible by current or new street construction. Motion by Simms, 2nd by Noble to waive the definition of State Center Code Chapter 166 subdivision definition for the proposed sale of property as described in the submitted drawings. This P&Z motion passes 3-0 roll call.

- Motion by Grant, 2nd by Nichols to accept the recommendation from P&Z to allow the division of land proposed by J. Thomas and accepts that this division does not constitute a subdivision as defined by State Center Code Chapter 16.03(32) and is contingent upon his acquisition of the land. Motion passes 5-0 roll call.
- There was council discussion regarding the proposed addition of a Property Maintenance ordinance to the State Center code of ordinances. What had originally been submitted to council for consideration, 155, 156, 157 and 158 from Montezuma, has overlapping code with the State Center's current Chapter 165 - Zoning. It was clarified that sample code 156 & 157 from Montezuma are the two chapters intended to be considered. There was also brief discussion if a property owner can replace a dead or removed tree on the city right of way. Council will need to consider this further.
- There being no further business on this agenda, meeting adjourned at 6:10 p.m.



Craig Pfantz, Mayor

Attest:



Lori Bearden, City Clerk

