



Governmental Body:
Planning and Zoning of Baxter, Iowa

Date of Meeting:
Tuesday, September 16th, 2025

Time of Meeting:
6:00 P.M.

Place of Meeting:
Baxter City Hall/Community Center

Call In Information:

Planning and Zoning Meeting – September 16, 2025, 6:00 PM (America/Chicago)
Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/495157157>

You can also dial in using your phone.

Access Code: 495-157-157

United States: +1 (224) 501-3412

- 1. Call to Order by Chairman Justin Smith**
- 2. Approval of the Agenda**
- 3. Public Hearing – Rezoning Request (R-2 to C-1)**
 - a. Public hearing and recommendation on a rezoning request submitted by applicant Jeff Shepley, in coordination with The Overland Group, LLC, to rezone property at the corner of SE Avenue and Hwy F-17W from R-2 High Density Residential to C-1 Commercial.
- 4. Public Hearing – Plat of Survey Review (Dollar General Site)**
 - a. Public hearing and recommendation on a Plat of Survey submitted by applicant Jeff Shepley, in coordination with The Overland Group, LLC, dividing 3.85 acres into two commercial lots (Parcels G & H, net areas 1.52 ac. and 1.41 ac.) with frontage on Hwy F-17W and SE Avenue.
- 5. Adjournment**

This notice is hereby given at the direction of the Mayor pursuant to Chapter 21.4, Code of Iowa, and the local rules of said governmental body.

AMERICANS WITH DISABILITIES ACT COMPLIANCE: IF THERE IS ANYONE WISHING TO ATTEND THE MEETING THAT MAY REQUIRE SPECIAL ASSISTANCE IN BEING ABLE TO PARTICIPATE IN THIS MEETING, PLEASE ADVISE CITY HALL OF YOUR NEEDS 48 HOURS BEFORE THE MEETING