



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	April 17, 2026
AGENDA ITEM:	Ordinance No. 2026-527 - An Ordinance rezoning Lots 56, 57, and 58 of Tiffin Heights West from C-2B Community Commercial District to P-1 Public and Institutional District.
ACTION:	Motion

Background

The City received a rezoning application from GHS Development requesting a change in zoning classification for Lots 56, 57, and 58 of Tiffin Heights West. The requested rezoning would amend the City of Tiffin Zoning Map to reclassify the properties to P-1 Public and Institutional District.

On April 7, 2026, City Council adopted Resolution No. 2026-024, setting the public hearing for April 21, 2026, in accordance with state law and City ordinance requirements.

Rezoning the subject properties to P 1 Public and Institutional District would:

- Allow uses intended for public, civic, or institutional purposes
- Align zoning with anticipated or intended future use
- Require City Council approval through ordinance following a public hearing and subsequent readings

Approval of the first reading does not finalize the rezoning but allows the ordinance to proceed through the required legislative process.

Staff Recommendation

Staff recommends approval of the first reading of Ordinance No. 2026-527, rezoning Lots 56, 57, and 58 of Tiffin Heights West from C-2B to P-1

ATTACHMENTS: Ordinance, Rezoning Exhibit

CITY OF TIFFIN ORDINANCE NO. 2026-527

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE PROPERTY LOCATED IN TIFFIN HEIGHTS WEST FROM C-2B (GENERAL COMMERCIAL) TO P-1 (PUBLIC/INSTITUTIONAL), IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA, AS LEGALLY DESCRIBED HEREIN

BE IT ENACTED BY THE CITY COUNCIL OF TIFFIN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to amend the Official Zoning Map of the City of Tiffin, Iowa, to rezone certain property located in Tiffin Heights West, Tiffin, Johnson County, Iowa, from C-2B, General Commercial, to P-1, Public/Institutional, as requested by the applicant and owner, GHS Development.

Section 2. Amendment. The following legally described property:

DESCRIPTION – PROPOSED P-1 ZONING

Lots 56, 57, and 58 of Tiffin Heights West, being a portion of the southeast Quarter of the Northwest Quarter of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa, in accordance with the plat thereof recorded in Plat Book 69 at Page 137 of the records of the Johnson County Recorder's Office.

Said parcel contains approximately 4.97 acres, and is subject to easements and restrictions of record.

shall be rezoned from C-2B (General Commercial) to P-1 (Public/Institutional), and the Official Zoning Map of the City of Tiffin is hereby amended to reflect this change.

Approval of this zoning classification change is subject to compliance with all applicable requirements of the Tiffin Zoning Code, subdivision regulations, and any other applicable City ordinances, resolutions, or agreements.

Section 3. Certification and Recording. Upon passage and approval of this ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Severability. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the ___ day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ___ introduced Ordinance No. 2026-527, and moved that it be given its first reading. The motion was seconded by Councilperson ____.

Ayes:
Nays:

___ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-526, was read the first time, discussed, and placed on record.

On the ___ day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2026-526, and moved that it be given its second reading. The motion was seconded by Councilperson ____.

Ayes:
Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-526, was read the second time and discussed and placed on record.

On the _____ day of _____, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2026-527, and moved that it be given its third and last reading. The motion was seconded by Councilperson ____.

Ayes:
Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2026-527 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the _____th day of _____ 2026, and approved by the Mayor on the _____th day of _____ 2026.

CITY OF TIFFIN, IOWA:

By: _____
Tim Kasparek, Mayor

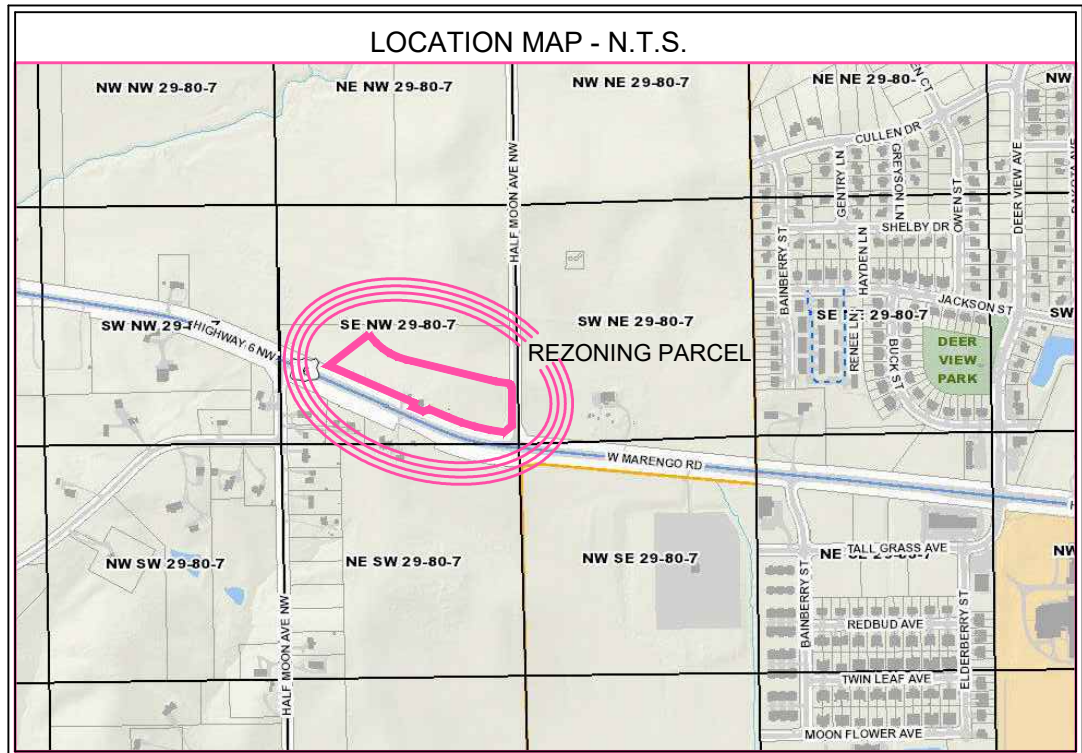
ATTEST:

Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE PROPERTY LOCATED IN TIFFIN HEIGHTS WEST FROM C-2B (GENERAL COMMERCIAL) TO P-1 (PUBLIC/INSTITUTIONAL), IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA, AS LEGALLY DESCRIBED HEREIN, and known as No. 2026-526 was duly passed by the Council on the ____th day of ____ 2026, and signed by the Mayor on the ____th day of ____ 2026, and published on the ____th day of ____ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2026-527 in the following places:

The Depot, Tiffin, Iowa
Casey's, Tiffin, Iowa
Solon State Bank, Tiffin, Iowa

Abigail Hora, City Clerk



LOCATION:
 LOTS 56, 57, AND 58 OF TIFFIN HEIGHTS WEST, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29-T80N-R7W OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA

APPLICANT:
 GHS DEVELOPMENT
 PO BOX 78
 NORTH LIBERTY, IOWA 52317

PROPRIETOR OR OWNER:
 GHS DEVELOPMENT
 PO BOX 78
 NORTH LIBERTY, IOWA 52317

REZONING EXHIBIT

TIFFIN HEIGHTS WEST

TIFFIN, IOWA

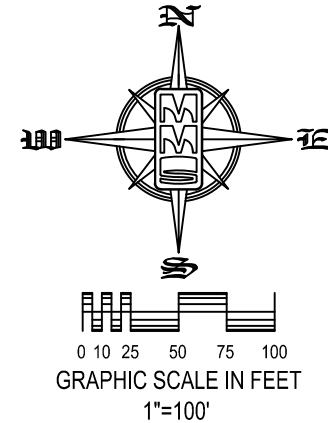
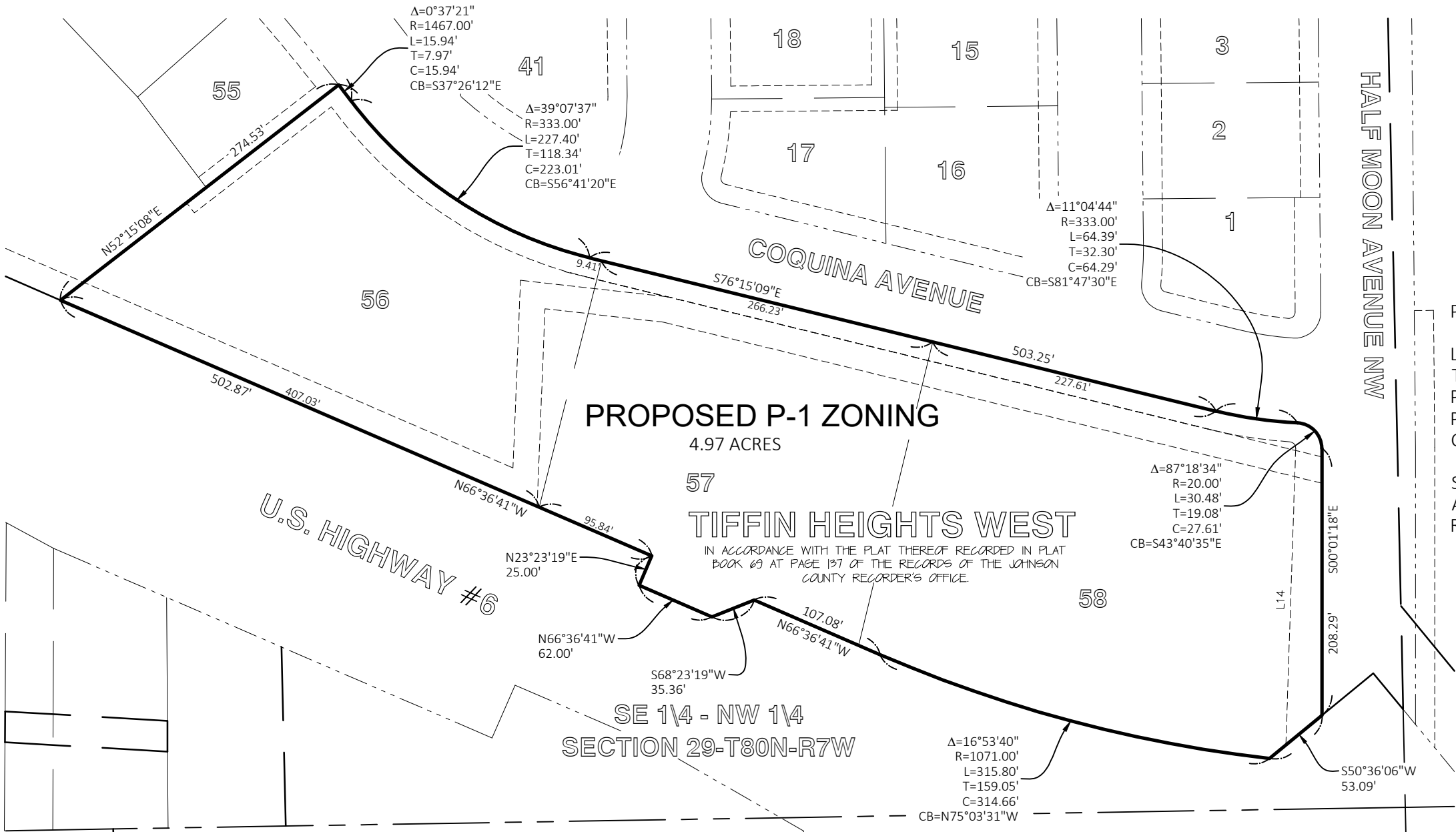
LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- EXISTING ZONING LINES
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



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1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
www.mmsconsultants.net



PROPOSED P-1 ZONING PARCEL

LOTS 56, 57, AND 58 OF TIFFIN HEIGHTS WEST, TO TIFFIN, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 69 AT PAGE 137 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SAID P-1 ZONING PARCEL CONTAINS 4.97 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Date	Revision

REZONING EXHIBIT

TIFFIN
 JOHNSON COUNTY
 IOWA

MMS CONSULTANTS, INC.

Date:	04-03-2026
Designed by:	JDM
Field Book No.:	1374
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	9315-012
of:	1