



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	May 15, 2026
AGENDA ITEM:	Resolution No. 2026-037 – A Resolution Setting the Date of June 2, 2026, for a Public Hearing for Park Place City Center, Part One, Phase Six, Lot One, as a Planned Development Overlay Site District
ACTION:	Motion

Background

The applicant is requesting approval of a Planned Development Overlay (PDO) Site District for Park Place City Center, Part Six, Phase Six, Lot One. The request includes development plans and associated architectural renderings for the proposed building on the site.

The proposed development is part of the broader Park Place City Center area and is intended to advance continued commercial and mixed-use growth within the district. Conceptual building elevations have been submitted showing the north, south, east, and west sides of the proposed structure.

On May 13, 2026, the Planning & Zoning Commission reviewed the request and recommended approval of the Planned Development Overlay Site District on a 3-0 vote.

Setting a public hearing is a procedural step required for consideration of zoning and planned development overlay requests. The PDO tool allows the City to evaluate site-specific design, layout, and architectural elements to ensure consistency with the City’s long-term development goals.

The Planning & Zoning Commission’s recommendation reflects initial support for the proposed development concept. The public hearing will provide an opportunity for additional review, public input, and City Council deliberation prior to final action.

Recommendation

Staff recommends approval of Resolution No. 2026-037, setting the public hearing for June 2, 2026, to consider the Planned Development Overlay Site District for Park Place City Center, Part Six, Phase Six, Lot One.

ATTACHMENTS: Resolution, Building Renderings

RESOLUTION NO. 2026-037

A RESOLUTION SETTING THE DATE OF JUNE 2, 2026, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART SIX, PHASE SIX, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT

Whereas, the City of Tiffin, Iowa will set the date for the Public Hearing for Park Place City Center, Part Six, Phase Six, Lot One as a Planned Development Overlay Site District in the City of Tiffin, Iowa; and,

Whereas, the site plan/exhibit of the property is attached to this resolution; and,

Whereas, the Planning & Zoning Commission recommended approval of the planned development overlay site district on a 3-0 vote at the May 13, 2026, meeting.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa, that the date for the Public Hearing is set for June 2, 2026, to discuss Park Place City Center, Part Six, Phase Six, Lot One as a Planned Development Overlay Site District.

On the 19th day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-037, A RESOLUTION SETTING THE DATE OF JUNE 2, 2026, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART SIX, PHASE SIX, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:
Nays:
Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2026-037, A RESOLUTION SETTING THE DATE OF JUNE 2, 2026, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART SIX, PHASE SIX, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 19th day of May, 2026.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk



2 SOUTH ELEVATION
AA1 1/16" = 1'-0"



3 EAST ELEVATION
AA1 1/16" = 1'-0"



2 NORTH ELEVATION
AA1 1/16" = 1'-0"



1 WEST ELEVATION
AA1 1/16" = 1'-0"