

City of Tiffin, Iowa

Meeting:	Tiffin Planning & Zoning Commission Regular Meeting
Place:	Tiffin City Hall, Conference Room, 300 Railroad Street, Tiffin, Iowa 52340
Date/Time:	Wednesday, November 12, 2025 – <u>6:30 PM</u>
Web Page:	www.tiffin-iowa.org
Posted:	Friday, November 7, 2025 (front entry of City Hall & City Webpage)

Board Chair: Gina Landau
Board Member: Tony Johnson
Board Member: Travis Whitmore
Board Member: Luther Parker
Board Member: Nick Ford

City Administrator: Doug Boldt
City Clerk: Abigail Hora
Building Official: Brian Shay

Planning & Zoning Meeting

A. Roll Call

The City of Tiffin's Planning & Zoning Commission held a regular scheduled session on November 12th, 2025, at the City Hall Council Chambers. Board Chair Gina Landau called the meeting to order at 6:31 PM. Upon roll being called the following members were present: Tony Johnson, Nick Ford, Travis Whitmore, Gina Landau. Absent: Luther Parker. Others present Building Official Brian Shay and Deputy City Clerk Brianna Wilkerson.

B. Agenda Additions/Agenda Approval

Motion to approve agenda by Whitmore.
Second by Johnson.
All ayes, agenda approved.

C. Approval of May Meeting Minutes

Motion to approve May Meeting Minutes by Johnson.
Second by Ford.
All ayes, motion carried.

D. Discussion and Consideration of OPD Site District and Final Plat – Park Place City Center – Part One, Phase Four, Lot One

Discussion: All in favor, they felt it was a good fit. Wanted to verify parking and site requirements were met.
Motion to approve by Landau.
Second by Whitmore.
All ayes, motion carried.

E. Discussion and Consideration of OPD Site District – Grove Park – Tiffin East, Lot 30

Discussion: Generally in favor. Want a physical barrier and gate between this property and the 7-plex to the south. Verification that the turn lanes on Hwy 6 would be part of this project. Also wanted to sure city staff was ok with the phasing plan.
Motion to approve by Whitmore.
Second by Johnson.
All ayes, motion carried.

F. OPD Update

Daytona Estates: Developer requesting 5 ft. side yard setback instead of 8 ft.

G. Adjournment

Motion to adjourn by Ford.

Second by Landau.

All ayes, meeting adjourned at 7:21 PM.