



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: October 17, 2025

AGENDA ITEM: Resolution 2025-081 – A Resolution Approving the Final Plat for Homemakers Plat 1

ACTION: Approval

Purpose

To request Council approval of Resolution 2025-081, which approves the final plat for Homemakers Plat 1.

Background

This final plat for Homemakers Plat 1 in Tiffin, prepared by Bishop Engineering, outlines the plat of approximately 45.4 acres for commercial development. It includes detailed legal descriptions, zoning classifications, building setbacks, and utility easements. The plat has been reviewed and approved by the City Engineer, Attorney, and Staff, and conforms to city ordinances and the developer’s agreement. Approval is contingent upon execution and recording of all necessary easement agreements and final documents.

Recommendation

Staff recommends approval of Resolution 2025-081, to approve the Final Plat for Homemakers Plat 1.

ATTACHMENTS: Resolution & Final Plat

RESOLUTION NO. 2025-081

**A RESOLUTION APPROVING THE FINAL PLAT OF HOMEMAKERS PLAT 1,
TIFFIN, IOWA**

Whereas, Bishop Engineering, has filed with the City Clerk of the City of Tiffin, Iowa, an application for approval of the final plat of Homemakers Plat 1, Tiffin, Iowa, which is legally described on the attached Exhibit; and,

Whereas, the City Engineer, City Attorney and City Staff have done a final examination of the plat and has provided recommendations on the approval of the final plat to the Council; and,

Whereas, the final plat is found to conform with all of the requirements of the City's Ordinances and the previously approved Developer's Agreement.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa that the Mayor and City Clerk are hereby authorized to execute the documents necessary to approve the final plat as submitted and as approved by the City Engineer, City Attorney and City Staff, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) execution of all necessary easement agreements and final plat documents, 2) the final plat may not be recorded until this contingency have been completed. The recording of the plat and this resolution will indicate this contingency has been completed.

Be it further resolved, the Subdivider of this property will bear the cost to record this resolution and subsequent legal documents with the Office of the Johnson County Recorder.

On the 21st day of October, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-081, A RESOLUTION APPROVING THE FINAL PLAT OF HOMEMAKERS PLAT 1, TIFFIN, JOHNSON COUNTY, IOWA** 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. 2025-081, A RESOLUTION APPROVING THE FINAL PLAT OF HOMEMAKERS PLAT 1, TIFFIN, JOHNSON COUNTY, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 21st day of October, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

Exhibit – Plat and Legal Description

HOMEMAKERS PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION:

SW 1/4 SECTION 22, T80N, R7W, JOHNSON COUNTY
SE 1/4 SECTION 22, T80N, R7W, JOHNSON COUNTY
NW 1/4 SECTION 27, T80N, R7W, JOHNSON COUNTY
NE 1/4 SECTION 27, T80N, R7W, JOHNSON COUNTY
AUD. PARCEL 2024036 BOOK 68 PG 5

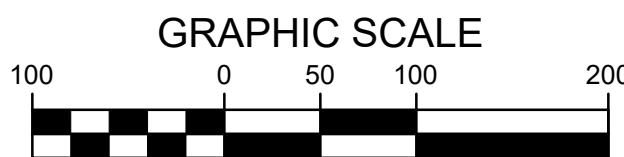
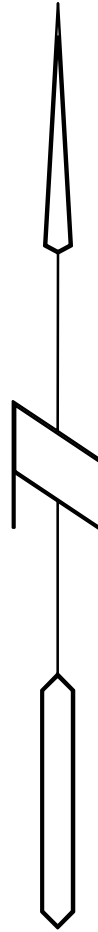
OWNER / PREPARED FOR:

HOMEMAKER'S FURNITURE
CONTACT: ROGER MERSCHMAN
10215 DOUGLAS AVE
URBANDALE, IOWA 50322

RETURN TO / PREPARED BY:

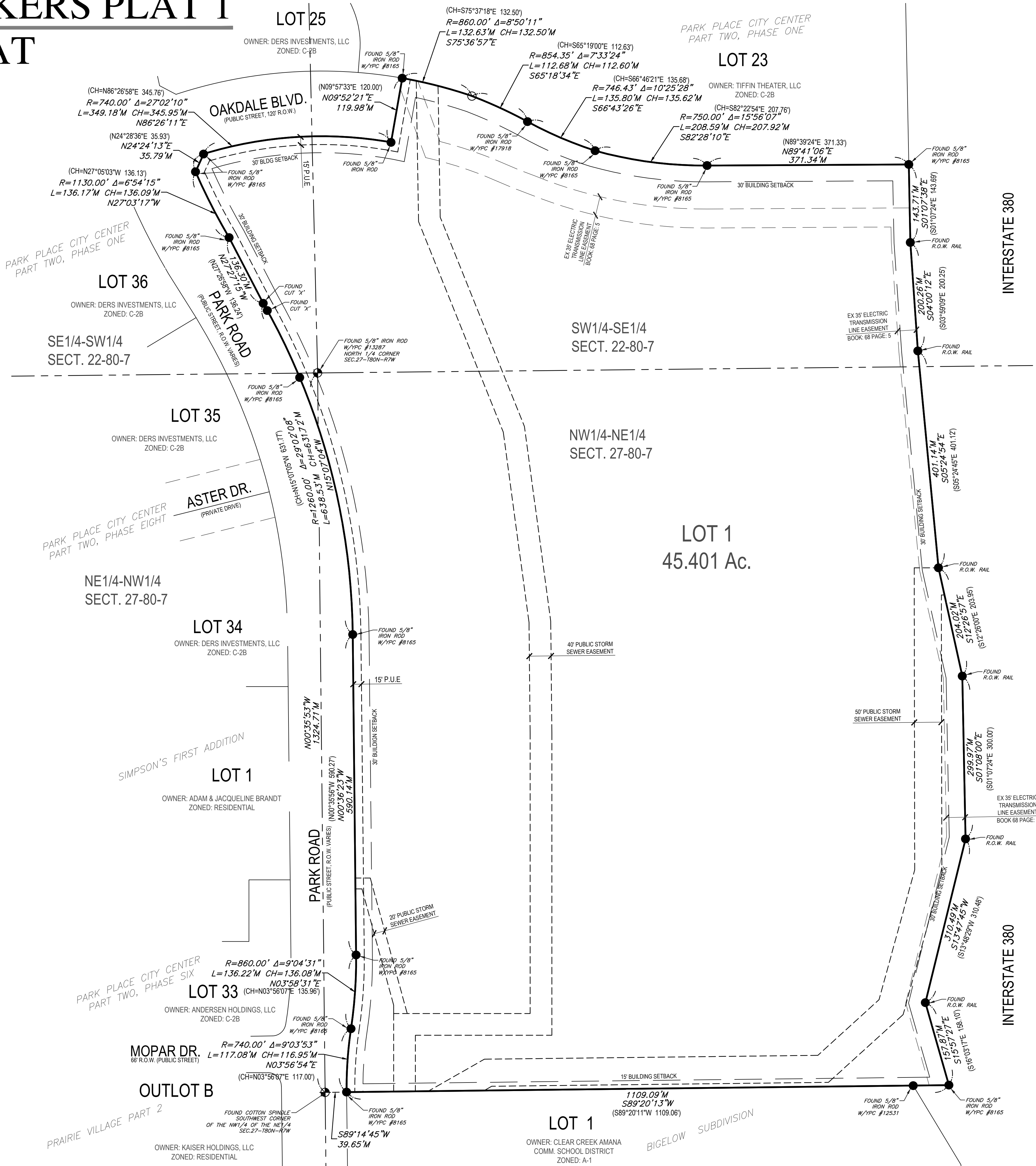
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

AREA SUMMARY TABLE	
1/4 - 1/4	AREA (ACRES)
SE - SW	1.320
SW - SE	10.597
NE - NW	0.039
NW - NE	33.445
TOTAL	45.401



LEGEND:

- PROPERTY CORNER - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- XXXX ADDRESS



VICINITY MAP
SCALE: 1" = 1,000'

ADDRESS:

1100 & 1400 N. PARK ROAD
TIFFIN, IOWA 52340

PROPERTY DESCRIPTION:

AUDITOR'S PARCEL 2024036, TIFFIN, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT OF SURVEY RECORDED IN BOOK 68, PAGE 5, PLAT RECORDS OF JOHNSON COUNTY, IOWA. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINS 45.40 ACRES

ZONING:

C-2B (COMMUNITY BUSINESS DISTRICT)
SETBACKS (PER RETAIL BUSINESS USE OF TABLE C OF CITY CODE)
FRONT YARD SETBACK: 30 FEET
INTERIOR SIDE YARD SETBACK: 15 FEET
CORNER YARD SETBACK: 30 FEET
REAR YARD SETBACK: 30 FEET

NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON ROD UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

ABBREVIATIONS:

AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

PLAT APPROVED BY THE CITY OF TIFFIN

CITY MAYOR	DATE:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER. SEE CONSTRUCTION PLANS FOR DETAILS.	
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
MIDAMERICAN ENERGY CO.	DATE:
LINN COUNTY REC	DATE:
SOUTH SLOPE CO-COP	DATE:
MEDIACOM	DATE:
CENTRAL IOWA POWER COOPERATIVE	DATE:

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Larry D. Hyler* DATE: OCTOBER 9, 2025
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: PAGE 1 AND PAGE 2



FINAL PLAT
HOMEMAKERS PLAT 1
TIFFIN, IOWA

REFERENCE NUMBER:

DRAWN BY:

EWM

REVISION DATE:

05-30-25 CITY SUBMITTAL
10-10-25 CITY SUBMITTAL

PROJECT NUMBER:

240535

SHEET NAME:

FINAL PLAT

SHEET NUMBER:

1 OF 2

HOMEMAKERS PLAT 1
FINAL PLAT
EASEMENT DETAILS

