

AGENDA

**ZONING COMMISSION MEETING
February 23, 2026 at 6:00 P.M.**

Chair: Hugh Cain Vice-Chair: Douglas Rooney
Members: Mary Jo Ohnemus, Sean Westrum, Todd Zwanziger

SET ZONING FEE SCHEDULE HEARING

The Warren County Zoning Commission will meet on February 23, 2026 at 6:00 p.m. in the 2nd floor Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.

- 6:00 P.M. Roll Call**
- 6:31 P.M. Consideration of previous meeting minutes – November 10, 2025**
- 6:33 P. M. Election of Chair and Vice-Chair for 2026**
- 6:34 P.M. Disclaimer (if needed)**
- 6:35 P.M. Said hearing is in regard to scheduling the application fees that correspond with the applications addressed in the 2026 Warren County Zoning Ordinance.**
- 6:45 P.M. Set next meeting and adjourn. (Tentatively Monday, March 9, 2026)**

TIMES ARE APPROXIMATE. (PUBLIC HEARING WILL NOT BEGIN BEFORE 6:35 P.M.)

Proposed Permit Fee Schedule		
Land Use Application	Current Fee Amount	Proposed Fee Amount
Planned Community Development	New Application	\$1,000.00
Rezoning (Official Zoning Map Amendment)	\$1,000.00	\$ 750.00
Zoning Ordinance Text Amendment	\$1,000.00	\$1,000.00
Comprehensive Land Use Plan Amendment	\$1,000.00	\$1,000.00
Conditional Use Permit	\$ 500.00 – name changed from Special Use Permit	\$ 500.00
Interim Use Permit	New Application	\$ 500.00
Building Permit	\$ 500.00	Single Family Dwelling: \$ 200.00 Accessory Dwelling: \$ 200.00 Accessory Structure (includes Detached Garage and Personal Solar Panels: \$ 50.00 Addition (to Dwelling including adding a Garage, Accessory Structure, Commercial Building, Industrial Building: \$ 50.00 Commercial Building: \$ 500.00 Industrial Building: \$ 500.00 Tower/Utility: \$1,000.00
Sign Permit	\$500.00	\$ 50.00
Home-Based Business Permit	New Application	\$ 100.00
Variance	\$ 500.00	\$ 500.00
Special Exception	New Application	\$ 100.00
Preliminary Plat (only required for Major Subdivision)	\$1,000.00 up to 10 lots and \$1,000 + \$100/lot for more than 10 lots.	\$1,000.00 flat fee
Final Plat	\$2,000.00	Minor Subdivision: \$ 500.00 Major Subdivision: \$1,000.00
Plat of Survey (Lot Line Adjustment, Lot-Tie, Simple Division, Simple Agricultural Division)	\$ 250.00 per division or parcel	\$ 250.00 per division or parcel

Auditor's Plat	New Application	Actual cost of surveying, platting, and recording as determined under Iowa Code §354.13
Re-Submittal or Revision Fee	New Application	25-50% of original application fee depending on significance
Extension Request Fee (under approved procedures)	New Application	\$ 50.00

Notes:

1. Additional plan review required by changes, additions or revisions to approved plans (minimum charge- one half hour) is \$50.00 per hour.
2. Outside consultant costs, if required for development application review, will be charged to the applicant at full actual cost, in addition to the application fee.
3. Retroactive permitting for work started without a permit is double the normal applicable land use application permit fee.
4. Fee may be waived for administratively approved applications, at the Zoning Administrator's discretion.