



AGENDA

ZONING COMMISSION MEETING
September 14, 2026, at 6:00 P.M.

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

REZONING HEARING

The Warren County Zoning Commission will meet on September 14, 2026, at 6:00 p.m. in the 2nd floor Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.

The following agenda items will be discussed, times being approximate.

- 1. Roll Call**
- 2. Consideration of previous meeting minutes** – April 13, 2026, and August 10, 2026
- 3. Disclaimer (if needed)**
- 4.** The purpose of the public hearing is to consider a **corrective amendment** to the zoning boundaries and legal description established by **Ordinance Numbers 498-Z and 500-Z and Resolution Numbers 26-104 and 26-198**. The proposed corrective amendment would remove Lots 1 through 5 of Rosewood North from the area subject to the rezoning and would correct the legal description of the property remaining subject to the rezoning.
- 5.** Said hearing is in regard to a **comprehensive land use plan amendment** application submitted by **Brodie Wubben, 1801 Redbud Street, Norwalk, Iowa 50211**. Owners of the property in question is **Daniel & Elmina Nisley, 2943 Edison Road, Seymour, Iowa 52590**. The proposed comprehensive land use plan amendment would allow for the amendment of the Warren County future land use designation from Agriculture + Open Space to Rural Acreage.
- 6.** Said hearing is in regard to a **rezoning application** submitted by **Brodie Wubben, 1801 Redbud Street, Norwalk, Iowa 50211**. Owners of the property in question is **Daniel & Elmina Nisley, 2943 Edison Road, Seymour, Iowa 52590**. The proposed rezoning would allow for the rezoning of certain lands within Warren County from AG (Agricultural District) to RR (Rural Residential District).

7. Said hearing is in regard to a **comprehensive land use plan amendment** application submitted by **Sharon Stover, 3908 50th Avenue, Norwalk, Iowa 50211**. Owner of the property in question is **Stover Digital Services Inc., 7933 HWY 28 Unit C, Prole, IA 50229**. The proposed comprehensive land use plan amendment would allow for the amendment of the Warren County future land use designation from Urban Fringe to Rural Commercial Business **located on Parcel Number 15000140646**.
8. Said hearing is in regard to a **rezoning application** submitted by **Sharon Stover, 3908 50th Avenue, Norwalk, Iowa 50211**. Owner of the property in question is **Stover Digital Services Inc., 7933 HWY 28 Unit C, Prole, IA 50229**. The proposed rezoning would allow for the rezoning of certain lands within Warren County from AG (Agricultural District) to C (Commercial District) **located on Parcel Number 15000140646**.
9. Said hearing is in regard to a **petition per Chapter 43.05** in the 2026 Warren County Zoning Ordinance submitted by **New Pioneer Gun requesting** an amendment to the zoning text applicable to the **Agricultural (AG) District**.

Set next meeting and adjourn. (Tentatively Monday, October 12, 2026)

TIMES ARE APPROXIMATE. (PUBLIC HEARING WILL NOT BEGIN BEFORE 6:00 P.M.)