

City of Carlisle, Iowa  
Planning and Zoning Commission  
Special Meeting  
May 18, 2020  
7:00 P.M.  
Carlisle City Hall

Join Zoom Meeting - <https://us02web.zoom.us/j/9951930479>

Meeting ID: 995 193 0479

One tap mobile – Call 1-929-205-6099, enter 995-193-0479# when prompted

We encourage all videoconferencing or calling in to let staff know who you are for the record and then mute your microphone or phone until you would like to speak to provide a better overall experience.

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**Call to order**

**Determine quorum**

**New Business and Action Items**

1. Discussion and Possible Action on Recommendation for Amending Land Use Plan and Rezoning Lots C, 2, 9, 11 through 26, and all in Kenneth Millr Subdivision, Carlisle, Polk County, Iowa from R-1 Light Density Residential District to M-1 Light Industrial District for J.J.J.J. Family Farm, LLC

**Administrator/Engineer/Commission Reports**

**Adjournment**

**\*\* PLEASE NOTE THAT THIS AGENDA MAY CHANGE UP TO 24 HOURS PRIOR TO THE MEETING \*\***



City of Carlisle  
195 N 1<sup>st</sup> Street  
PO Box 430  
Carlisle, Iowa 50047

Phone: (515) 989-3224  
Fax: (515) 989-4395  
Email: [dmarkley@carlisleiowa.org](mailto:dmarkley@carlisleiowa.org)

April 30, 2020

To Whom It May Concern,

The included request for rezoning is being presented to the City of Carlisle. Given the current circumstances surrounding the coronavirus outbreak, the City of Carlisle is making some minor changes to some of the requirements regarding rezoning. The notice and signature requirements are still in effect. To provide non-contact or low-contact alternatives to signature collection, we are allowing the following ways for you to provide your signature or authorization:

1. Physical signature of the original application (discouraged due to COVID)
2. Physical signature on enclosed copy of application. Document should be signed and then submitted by either:
  - a. Delivering to City Hall
  - b. Faxing to 515-989-4395
3. Electronic signature provided via email to City Administrator at [dmarkley@carlisleiowa.org](mailto:dmarkley@carlisleiowa.org)
4. Verbally by calling Carlisle City Hall (989-3224) and speaking with City Admin. Deven Markley. Speaking with any other member of staff will not constitute authorization. Please note that the discussion with Mr. Markley will be recorded as proof of verbal authorization.

I would request that you make contact regarding this matter via one of the forms noted above by May 13, 2020. This will allow sufficient time for comments to be included in the packet of information that goes to the Planning and Zoning Commission.

The enclosed rezoning application is scheduled to go before

- Planning and Zoning Commission at 7:00 p.m. on May 18
- City Council at 6:30 p.m. on May 25

At this time, both meetings are expected to be available via Zoom. The Council Chambers will also be open during the meetings, even if a Zoom option is available. At the top of each meeting agenda for the city, Zoom login information is being provided.

If there are any questions regarding the application or the rezoning process, please feel free to email or call.

Regards,

Deven Markley,  
City Administrator



**CITY OF CARLISLE, IOWA**  
**REZONING APPLICATION**

**(Please print. Any Non-Legible Application Can Be Rejected.)**

1. \$50.00 Fee

Receipt No. \_\_\_\_\_

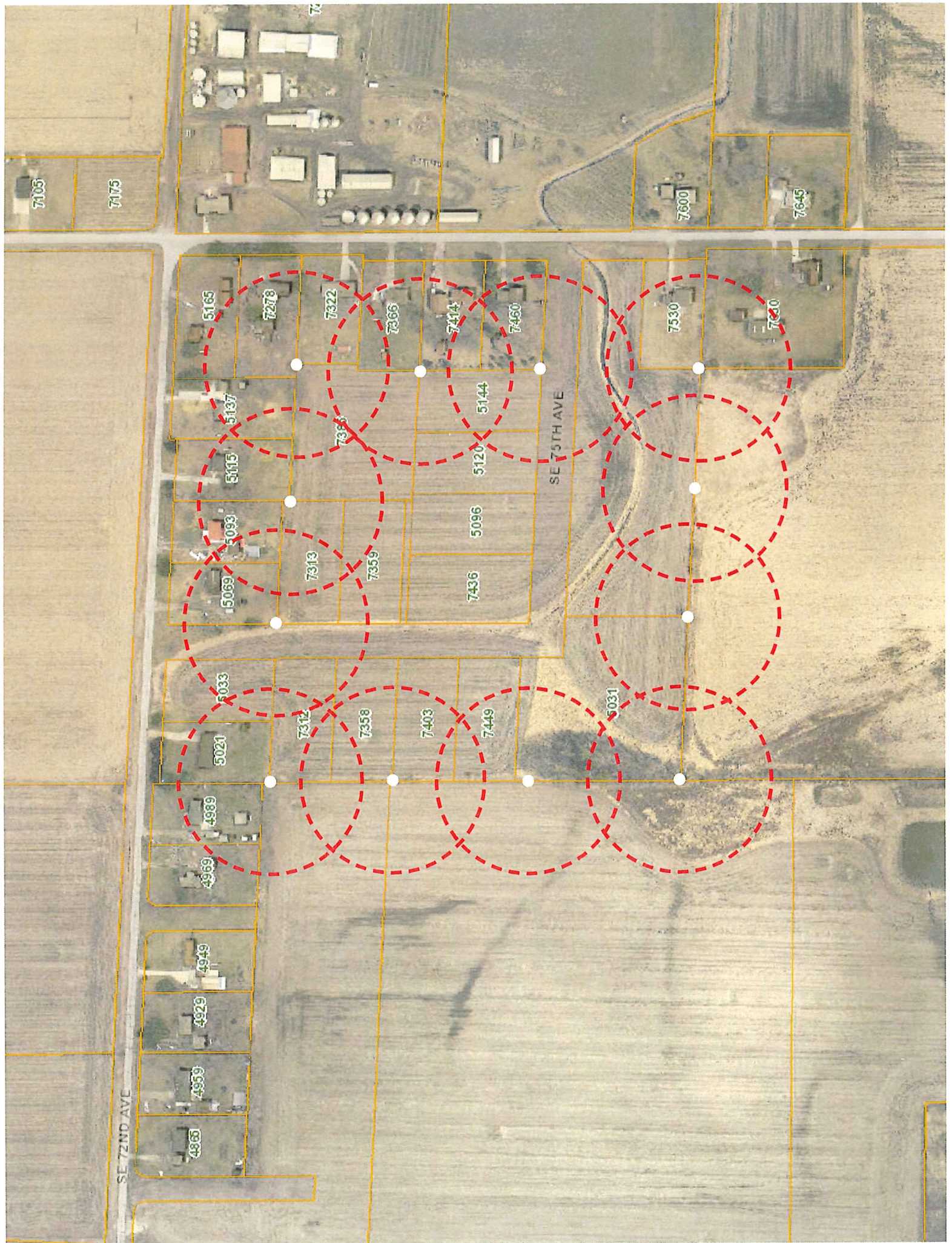
2. Applicant: J.J.J.J. Family Farm, LLC
3. Legal Description: Lots C, 2, 9, 11 through 26, all in Kenneth Miller Subdivision, Polk County, Iowa
4. Present Zoning: R-1 (light density residential)
5. Proposed Zoning: M-1 (light industrial district)
6. Present Use: Agriculture
7. Proposed Use: Agriculture; potato storage and packaging
8. At Least 50 Percent of Property Owners in Area to be Rezoned Must Sign Petition (Use Extra Sheet if Needed)

Printed Name

Address

Signature



7105

7175

7600

7645

5165

7278

7322

7366

7414

7460

7530

7620

5187

5115

7353

5144

5120

SE 75TH AVE

5093

5069

7313

7359

7436

5096

5033

5021

7312

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7449

5031

4989

4969

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4929

4959

4865

SE 72ND AVE

JJJJ Family Farm, LLC proposes to re-zone and sell the subject property to agri-business Summertime Potato Company ("Summertime"). Summertime was founded in 1974 and is currently located at 2001 East Grand Avenue in Des Moines, Iowa. Summertime partners with farmers in Iowa and across the country to grow potatoes. At its packaging facility, Summertime packages and ships potatoes to retail and wholesale customers. The Owner and President of Summertime, Ron Petersen, is a 15-year Carlisle resident. Ron and his wife, Becky, are active members of the Carlisle community and seek to move their business here. Summertime currently employs 11 people and intends to expand its operation over the next 5 years. Phase 1 of Summertime's planned project includes the construction of a crop storage building and machine shed. During the late-summer potato harvest season, farmers will deliver potatoes to the site for storage in the new building. As the business grows, additional crop storage buildings would be constructed. As part of the eventual Phase 3 of its plan, Summertime intends to relocate its corporate office and packaging facility to Carlisle.

Attached, you will find a draft preliminary site plan which shows Summertime's proposed use of the land at the completion of all 3 Phases. Summertime has been mindful of its future neighbors in developing the site plan. As an agri-business, Summertime intends to continue using the majority of the site for agricultural purposes. The buildings will be constructed along the west property line with access from the south. Construction of Phase 1 would begin in 2020. Construction of Phase 2 buildings is expected in 3-5 years and Phase 3 is expected to be complete in 5-7 years. Summertime's proposed use of the site will provide a favorable transition between the industrial and commercial uses to the west and south, respectively, and the residential homes on the north and east sides of the property. Homeowners on the north and east sides of the subject property will continue to enjoy the agricultural feel of their neighborhood.

Jerilynn Mickelson  
Manager of JJJJ Family Farm, LLC  
[jerilynnmickelson@gmail.com](mailto:jerilynnmickelson@gmail.com)  
515.991.0507

Ron Petersen  
President of Summertime Potato Company  
[ron@summertimepotato.com](mailto:ron@summertimepotato.com)  
515.229.3293

SHEET  
 OFF  
 KENNETH MILLER SUBDIVISION  
 CARLISLE IOWA 50041  
 LIDAR TOPO BASE SHEET - CONCEPT C'  
 SCALE: 1"=100'  
 NORTH  
 1"=100' PRINTED ON 21"X34" SHEET  
 1"=200' PRINTED ON 11"X17" SHEET  
 15-000038

PRELIMINARY

DATE:	10/11/2020
DESIGNED BY:	PC
DATE OF SURVEY:	08/20/2020
DRAWN BY:	PC

CFC  
 Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50323  
 515 276-8884, mail@cfcinc.com

