

**City of Stewartville
Planning & Zoning Commission
August 4, 2026**

Members present: Tony Lehrman, Brian Poss, Jon Bernhardt, Terry Timmerman, Mike Wiginton and Councilmember Anderson

Absent: Maren Schroeder

Staff present: City Clerk Roeder

Public Hearing – Petersen 10th Subdivision GDP & Preliminary Plat

Chair Lehrman opened a public hearing to consider the GDP & Preliminary Plat of Petersen 10th Subdivision.

Developer Mike Marti and his engineer, Jason Kappers of G-Cubed appeared before the Commission to explain the project. Kappers noted that the plat will introduce 14 single family residential lots and three Outlots across 12.80 acres. He noted that Outlot "A" covers the upper region of the drainage channel and is to be dedicated to the City. Outlot "B" covers future Petersen 11th and Outlot "C" covers future Petersen 12th. The land to be platted as Petersen 10th adheres to the street and lot layout as that of the approved Petersen Subdivision General Development plan.

Petersen 10th will include extension of Petersen Pl NW to its intersection with Petersen Crt NW. Petersen Ct NW will be partially constructed both east and west of Petersen Pl NW, which will form a hammerhead turnaround and allows for seamless connection when future phases come online. Public watermain, sanitary sewer and storm sewer that were stubbed into the site as part of Petersen 9th will be extended to serve the lots.

Kappers also noted that the drainage plan is in development and will be reviewed by City Engineer Obernolte for compliance.

As there were no questions from the audience, Lehrman closed the public hearing.

Motion by Anderson, second by Bernhardt to recommend approval of the GDP and Preliminary Plat for Petersen 10th Subdivision. Unanimously approved.

Stewartville Golf Club Subdivision

Chairman Lehrman introduced the consideration of the Final Plat for Stewartville Golf Club. Roeder stated that it was previously platted as part of Golfview Village 3rd with the street/utilities completed, so no preliminary plat was needed.

Jason Kappers, G-Cubed representing the Adamson family, informed the Commission that the plat will eliminate the interior lot lines that enveloped the originally planned townhomes, while keeping the same outer boundary and easements that were established. The purpose of the plat is to allow for construction of a building to be used for interior storage of golf carts, mowers and maintenance equipment for the benefit of the golf course.

He noted that the Adamson's held a meeting with the adjacent Homeowners Associations on June 16th to introduce them to the proposal and provide a Q&A session to answer questions and address concerns. Although the plat area has been severed from the HOW, neighbor input remains an integral part of the process. The record Declaration of Covenants, Conditions and Restrictions (Doc#A-1049979) was discussed at the meeting and input was incorporated into a Supplemental Declaration to bring current, applicable and enforceable criteria to the project.

It was also noted, that by eliminating the parking spaces needed for the building, Adamson's will still meet the parking criteria.

Motion by Poss, second by Bernhardt to recommend approval of the Final Plat of Stewartville Golf Club. Unanimously approved.

Minutes:

Motion by Anderson, second by Timmerman to approve the May 5, 2026 meeting minutes. Voting in favor: Anderson, Timmerman, Poss, Bernhardt & Wiginton.
Abstaining: Lehrman. Motion carried.

Adjourn:

Motion by Bernhardt, second by Anderson to adjourn. Unanimously approved.

Respectfully,

Cheryl Roeder
City Clerk