

## NOTICE OF PUBLIC HEARING

**YOU ARE HEREBY NOTIFIED THAT** on the 8th day of June 2026, the City Council of Van Meter, at a meeting at 7:00 p.m. at the Van Meter United Methodist Church, 100 Hazel Street, Van Meter Iowa will hold public hearings on the following:

- 1. A proposed amendment to the Public Facilities and Institutional Zoning District, Chapter 165.21A of the Van Meter Code of Ordinances.**

**Background:** Multiple Iowa communities make setback requirements and structure height requirements dependent upon one another. The proposed amendment requires increased side yard setbacks as building height increases.

- 2. A proposed amendment to the Van Meter Official Zoning Map of the City to rezone PIDs 1522354003, 1522356001, 1522356003, and 1522356002 to the Public Facilities and Institutional (PI) Zoning District.**

**Background:** The City of Van Meter is proposing a Rezoning for four parcels at the corner of Main Street and Cross Street to support the development of a future public library and public safety building. These changes are necessary to confirm the site is appropriately zoned for its intended civic use.

**Current Zoning:** Three parcels are currently zoned General Commercial (C-1) and are proposed to be rezoned to the Public Facilities and Institutional (PI) Zoning District. One parcel is currently zoned Two-Family Residential (R-2) is also proposed to be rezoned to PI.

**Proposed Zoning:** Four parcels are proposed to be rezoned to the newly established Public Facilities and Institutional (PI) Zoning District to allow for a new public library and public safety building in Van Meter. Three of the parcels are currently zoned as General Commercial (C-1), and one parcel is currently zoned as Two-Family (R-2). Rezoning all four parcels to PI would best suit the proposed use of the site.

Below are figures showing the existing and proposed zoning of the four

Figure 1: Existing Zoning

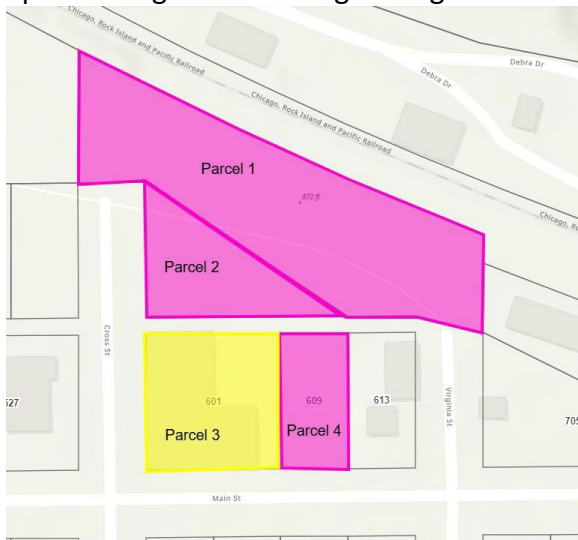


Figure 2: Proposed Zoning



**Legend**

- General Commercial (C-1)
- Two-Family (R-2)
- Public Facilities and Institutional

**Further Information:** You are receiving this notice because you own property in the vicinity of the proposed changes. You are invited to attend and comment. Written comments may be submitted to Travis Cooke, Interim City Administrator and City Clerk, PO Box 160, Van Meter, Iowa or emailed to [tcooke@vanmeteria.gov](mailto:tcooke@vanmeteria.gov) no later than 3:30 p.m. on the day of the hearing.