HARLAN PLANNING & ZONING COMMISSION – NOVEMBER 24, 2026

The Harlan Planning & Zoning Commission met on Tuesday, November 24, 2026, at 12:02 P.M. in the City Council Chambers and electronically via Zoom.
Present: Debbie Davis, Shane Pitts, Mark Maxwell, Jeffrey Branstetter
Absent: Phil Perkins, Rick Schaben, Jenney Kelly, Jeff Moser
Present Electronically:
Also Present: Recording Secretary Maya Kenkel, Planning & Zoning Administrator Gervas Mgonja, Building Inspector and Code Enforcement Officer Chris Bylund, City Clerk Ashley Schleis, Fire Chief Chad Kroger, Ex-Officio Joe Rueschenberg

The meeting was called to order by Chairperson Pitts. It was moved by Maxwell and seconded by Davis to approve the agenda as presented. The motion carried unanimously.

Chairperson Pitts asked that any conflicts of interest be stated. None were stated.

It was moved by Davis and seconded by Maxwell to approve the minutes of the October 14, 2026, meeting. The motion carried unanimously.

Chairperson Pitts announced that this was the date, time, and place for the public hearing regarding:

a. **CASE PZ2026-002** – Application by Jeff Moser for the proposed property ownership transfer of Parcel A of Lot 19 in Pioneer Village Addition to the City of Harlan, Shelby County, Iowa from property at 1712 Cyclone Avenue, Parcel ID Number 833210000190, to property at 604 19th Street, Parcel ID Number 833210000201.

Motion to open public hearing by Davis and seconded by Maxwell. Motion carried unanimously.

Neighbors Present: Neighbors at 1904 Cyclone Ave, Gary and Barb Scott, were present to inquire what the applicant's intentions for the property are.

Gervas Mgonja – Zoning Administrator was present to advise that his conversations with Moser pointed to keeping the additional land as is. Mgonja clarified that he cannot speak on what Moser may plan to do with the land in the future.

Chris Bylund – Code Enforcement and Building Inspector was present to state that his understanding is that Moser is already maintaining the land.

It was discussed and clarified that this will not be creating a standalone parcel, so adding a second dwelling would not be permitted. The survey and purchase agreement were referenced during discussion.

Motion to close public hearing by Branstetter seconded by Davis. Motion carried unanimously.

It was moved by Davis and seconded by Maxwell to recommend to Council to approve the proposed property ownership transfer of Parcel A of Lot 19 in Pioneer Village Addition to the City of Harlan, Shelby County, Iowa from property at 1712 Cyclone Avenue, Parcel ID Number 833210000190, to property at 604 19th Street, Parcel ID Number 833210000201. Motion carried unanimously.

Whereupon the motion was carried out and will be forwarded to the City Council for consideration.

There being no further business, the meeting adjourned.

Maya Kenkel

Maya Kenkel, Recording Secretary
These minutes are subject to Board approval at the next regular meeting.