

SULLY PLANNING & ZONING
PUBLIC HEARING REGARDING THE 2050 SULLY COMPREHENSIVE PLAN

SULLY, IOWA

AUGUST 10, 2026

The Planning & Zoning Commission met for a Public Hearing held on August 10, 2026, in the council chambers. Members present were Eileen Den Hartog, John Schultz, Tim Jansen, and Phyllis Zylstra. Also present were City Clerk, Crystal Montgomery, Sully residents Shelby Shinkle and Timothy Anderson and MIPA Representative Zhi Chen.

Chen reviewed the purpose of the plan explaining that the Comprehensive Plan is not enforceable (like City Code) nor is it a binding contract that the City has to strictly follow or accomplish every goal and objective. It's more of a guidebook for P&Z decisions and Council decisions. In the event that some future development doesn't align with the Comprehensive Plan/Future Land Use Map, the Comp Plan/Future Land Use Map can always be amended before that development is approved. However, the Comprehensive Plan is the legal basis for the Zoning Code. See Iowa Code Chapter 414.

Shinkle expressed concerns that there needs to be more information to include some library expansion. Chen advised that there were noted changes regarding the library after the open house held on August 3rd.

Chen advised that an implementation committee be created for when residential and/or business development interests arise. The committee should be five to seven people from a variety of demographics in the city to get a good base for suggestions and opinions.

P&Z members reviewed and asked various questions to Chen regarding the plan. Motion made by Den Hartog, Seconded by Jansen to recommend council approve and adopt the comprehensive plan on Resolution PZ2026-001. Roll Call Vote 4-0: motion carried.

The hearing adjourned at 5:50pm.