

Audubon County, IA

318 Leroy St., Suite 11
Audubon, IA 50025
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Planning & Zoning

Tiffany L. Henkle, Zoning Director

October 17, 2025

TO: AUDUBON COUNTY BOARD OF SUPERVISORS

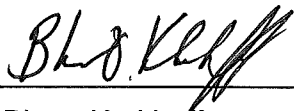
The Audubon County Planning & Zoning Commission met on October 17, 2025 at 9:00 am in the Board of Supervisor's office.

Tiffany Henkle, Zoning Director, Mitchel J. Rydl, Engineer, of Audubon County and Heath Hansen, Audubon County Board of Supervisor, discussed with the commission the proposed 2025 Amendment to the *Urban Renewal Plan, Audubon County Consolidated Urban Renewal Area*.

Audubon County Planning and Zoning Commission recommend approval of the proposed Urban Renewal Amendment: "2025 Amendment".

Enclosed is a copy of the minutes of said meeting.

Respectfully submitted,



Blane Kerkhoff

Chairman, Planning and Zoning Commission

AUDUBON COUNTY PLANNING AND ZONING COMMISSION

MEETING MINUTES

Audubon County Courthouse, 318 Leroy St., Board of Supervisor's Office, Audubon, Iowa

October 17, 2025 at 9:00 A.M.

Planning and Zoning Commission Members Present:

Blane Kerkhoff, Chairman
Susan Osvald, Vice-Chair
Mike Blum
Joseph Nelson
Tiffany L. Henkle – Planning and Zoning Director

Others Present:

Heath Hansen – Audubon County Board of Supervisor
Mitchel J. Rydl – County Engineer

Blane Kerkhoff called the meeting to order at 9:15 A.M.

The minutes from the previous meeting, September 9, 2025, were reviewed. No changes were needed. Blum made a motion to approve the September 9, 2025, meeting minutes. Osvald seconded. All approved. Motion passed.

Henkle gave a brief introduction of all those present; Heath Hansen was representing the Audubon County Board of Supervisors.

Henkle started the discussion of the Urban Renewal Amendment and passed to Heath Hansen to explain the reason for the Urban Renewal Plan Amendment. Hansen then passed to Rydl to explain the new projects more in depth.

Rydl explained how the Road/Bridge/Culvert project was something he had originally planned to use federal funds for but shifting those federal funds to a different bridge project in the future and using the UR funds to pay for this bridge/culvert project. He also explained the Courthouse parking/alley improvement project (South & East sides of the Courthouse) and how the handicap accessible curb would also be fixed during this project.

The group discussed in depth how the County is not taking on any additional debt by adding these projects to the Urban Renewal Plan; only using funds they already have from a bond years ago. The group discussed how adding these projects to the plan does align with the Audubon County 2022 Comprehensive Plan (Chapter 6).

Blum made a motion to approve the October 2025 Urban Renewal Plan Amendment for the Audubon County Consolidated Urban Renewal Area. Osvald seconded. All approved. Motion passed.

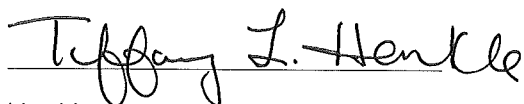
Rydl discussed and gave updates to the group on some upcoming projects already in the Urban Renewal plan.

Osvold motioned for the meeting to be adjourned. Blum seconded.

Meeting was adjourned at 9:46 A.M.

A handwritten signature in black ink, appearing to read 'Blane Kerkhoff', written over a horizontal line.

Blane Kerkhoff, Chairperson

Attest by: 

A handwritten signature in black ink, appearing to read 'Tiffany L. Henkle', written over a horizontal line.

Tiffany L. Henkle
Planning & Zoning Director