

## PLANNING AND ZONING COMMISSION MINUTES

July 10, 2014

7:00 p.m.

### A. Call to Order: 7:00pm

1. Members Present: Hank Bagelmann, Chairperson; Richard Dane, Vice-Chairperson; Susan Franke; Barb Anderson, Kate Payne

Members Absent: David Huser, Kathy Olson, Bill Wilson, OPEN position

City Officials Present: Bill Werger, Secretary/Community Development Director; Edith Waldstein, City Council Liaison

Chairperson Bagelmann recognized the newly appointed member, Kate Payne, who formerly served on the Historic Preservation Commission prior to being appointed to the Planning and Zoning Commission.

2. Approval of Amended Agenda:

Motion By: Dane

Seconded By: Franke

Move that the agenda be approved as printed.

Yes: 5

No: 0

Absent: 3

3. Approval of Previous Minutes:

Motion By: Richard Dane

Seconded By: Barb Anderson

Move that the minutes of the June 5, 2014 Planning and Zoning Commission meeting be approved.

Yes: 5

No: 0

Absent: 3

4. Communications: None

### B. Public Hearings:

1. Public Hearing for a new proposed Religious institution use at 1919 8<sup>th</sup> Street SW.

Crosspoint Church, applicant, in conjunction with the owner, S & J Enterprises of Denver, Lc, are requesting a special provisional use for religious institution use out of an existing structure in the Waverly Industrial Park at 1919 8<sup>th</sup> Street SW. Per the City Code, the proposed use requires setting a public hearing and holding a public hearing in the M-1 zoned properties prior to the City Council considering the request. The property is zoned as M-1, Light Industrial and the Future Land Use Plan classifies this property as Commercial.

Chairperson Bagelmann opened the public hearing.

Steve Schmitt of S & J Enterprises gave a brief history of the building located at 1919 8<sup>th</sup> Street SW. He stated the building was originally built for Mid Com, a computer chip manufacturer company about 15 years ago. Mr. Schmitt proceeded to share that this was one of the first buildings in the Industrial Park. Mr. Schmitt stated he bought the building about 8 or 9 years ago when, at the time, it was a call center for Cuna Insurance and they had about 250 employees and the building was composed of many small work stations.

Mr. Schmitt continued to share that Cuna Insurance rented from him for about 4-5 years, then due to a change in the economy that effected many financial institutions, Cuna downsized and vacated at the end of their lease, leaving the building empty for about three years today. The building has been on the market for about three years and has an asking price of \$850,000. Mr. Schmitt stated Cross Point Church is only the second entity to show interest in this building in those three years. Mr. Schmitt stated that he currently sits on the Waterloo City Council who recently encountered a similar situation in which a religious institution requested to use a vacant commercial building located near the old dog track. He stated that after the Waterloo Board of Adjustment and Waterloo Planning and Zoning reviewed the idea, they approved the application.

Dave Schuknecht, of 1217 Shepherd Ave., and member of Cross Point Church, spoke in support of Cross Point Church at this location. He stated that the church would like to give the vacant building new life and utilize all of the space within the current structure. Mr. Shunknecht shared that the Church would like to have this location be a safe place to serve the community in providing volunteers at community events and assist at schools to provide for their needs. He continued to share that Cross Point Church draws people in from a 30 mile radius, from Sumner to Aredale whom patronize local businesses.

Justin Helmers previous resident of Sumner, now in Waverly, moved here because of their church, Cross Point Church. He stated the good, sound, loving, believing atmosphere of Cross Point Church would breed that same type of people in the community of Waverly, as well as bring others outside the community in to utilize local businesses and parks.

There being no one else wishing to speak, Mr. Bagelmann closed the public hearing.

Mr. Bagelmann confirmed with City staff the industrial park was initially created in order to create an income base for the city. He confirmed with Mr. Schmitt the building has been vacant for close to three years. Mr. Schmitt stated that a partial tenant, Prairie Construction Services currently rents about 10,000 of the 33,000 square feet. Mr. Bill Werger confirmed that the M-1 zoning of the building would not change if Cross Point Church were granted special provisional use; rather the use of the building would be what changes. Mr. Schmitt brought to the attention the church has not signed any written contractual agreement or proposal, but suggested the church would like to make an offer of a lease with an option to buy as a starting point which was later confirmed by the present Cross Point Church speakers. Mr. Werger stated that because is no standing contractual agreement or proposal, a Special Provisional Use cannot be considered at the time and further details need to be determined.

Therefore, it was suggested by staff and confirmed by the Commission the standing Special Provisional Use application be amended to be considered at the August Planning and Zoning Meeting. Mr. Werger stated the application would need to be supplemented by a more detailed plan or stated offer being considered so as to formalize the intent of the request prior to recommending to the Council.

Move that the Planning and Zoning Commission recommend the Cross Point Church Special Provisional Use Application to be amended to be considered at the August 7<sup>th</sup> Planning and Zoning Meeting.

Yes: 5

No: 0

Absent: 3

C. Regular Business:

1. Consideration for final plat for Centennial Oaks Business Park.

Mr. Bill Werger explained that the plat to be considered is for the area south of the existing Norby's Farm Fleet. He stated that there are two lots; Lot One with one retail space and Lot Two with two retail spaces. Mr. Werger explained there is an access road to the out lot which was developed with the idea of not having any plans to further subdivide at this time, yet possibly having it reserved for further development in the future.

Mr. Bagelmann asked if the developer had any intention of connecting to Third St SW as this same situation had come up previously a few years ago. Mr. Werger responded that the purchaser of this property understands they do not have access to Third St SW and there would be no further development at this time.

Wendell Lupkes of VJ Engineering stated per his conversation with the developer, there would be no connection to Third St SW.

Move that the Planning and Zoning Commission approve the final plat for Centennial Oaks Business Park.

Motion By: Anderson

Seconded By: Franke

Yes: 5

No: 0

Absent: 3

D. Old Business:

1. Mr. Bagelmann informed the commission the Landscape Ordinance Amendment is still be researched by City staff and commission members Dane and Franke and will come forward to the August 7, 2014 Commission meeting.

E. New Business:

None

F. Adjournment:

Motion By: Dane

Move that the Planning and Zoning Commission meeting be adjourned.

Meeting adjourned at 7:50pm.

Respectfully Submitted, Bill Werger, Secretary