

**PLANNING AND ZONING COMMISSION MINUTES**  
**UNAPPROVED**  
**City of Waverly, Iowa**  
**City Council Chambers**  
**June 4, 2015**

A. Call to Order: 7:05p.m.

1. Members Present: Barb Anderson; Hank Bagelmann, Chairperson; Richard Dane, Vice-Chairperson; David Huser, Arrived at B.1.; Kate Payne; Heidi Solheim

Members Absent: Susan Franke; Kathy Olson; Bill Wilson

City Staff Present: Ben Kohout, Secretary; Tim Kangas, Council Liaison

2. Approval of Agenda:

Motion By: Solheim

Seconded By: Payne

Mr. Bagelmann recommended changing the language in B.1. to read "...posting in the local newspaper at least ~~one~~ two weeks in advance..."

Move that the agenda be approved as amended.

Yes: 5

No: 0

Absent: 4

3. Approval of Previous Minutes:

Motion By: Anderson

Seconded By: Payne

Move that the minutes of the May 7, 2015 Planning and Zoning Commission meeting be approved.

Yes: 5

No: 0

Absent: 4

4. Communications: Board of Adjustment Agenda – June 8, 2015

B. Public Hearings:

1. Public Hearing on rezoning request from R-4 to C-3 for 115 1<sup>st</sup> Ave. NE.

Mr. Bagelmann stated that Larry and Janine Steinbronn, of Dunkerton, Iowa, are requesting the rezoning of 115 1<sup>st</sup> Ave. NE, located on the northeast corner of 1<sup>st</sup> St. NE and 1<sup>st</sup> Ave. NE. The request is to change the zoning designation from R-4 to C-3 to allow for the potential of expanded commercial business uses on the subject property. The Comprehensive Land Use Map designates the property as Commercial. Following public notice through mailings to those within 250 feet and posting in the local newspaper at least two weeks in advance, the Commission will consider all public comment prior to recommending action to the City Council.

Mr. Bagelmann opened the public hearing.

Mr. Kohout stated after discussing this request with the applicant, the desire is to open additional retail and service opportunities afforded by the C-3 designation. Mr. Kohout stated there is an existing public parking lot to provide for off-street parking to the south, even though C-3 zoning does not require off-street parking.

Mr. Larry Steinbronn was present to address any questions of the Commission. Mr. Steinbronn stated he envisions leasing the space to three other commercial business tenants, including his general contracting business.

Mr. Dane questioned Mr. Kohout why C-3 is chosen and not C-1 so as to promote creating of off-street parking for this property. Mr. Kohout stated the C-3 uses stated there are no opportunities for immediate off-street parking, there is a present public parking lot across the street and seems to be in line with the C-3 zoned properties and uses immediately to the south. Mr. Kohout stated C-1 uses are intended for the use of residents in the area and based upon the request of the applicant, the C-3 zoning may afford more options. Mr. Kohout confirmed for the Commission the adjacent grass properties located to the west are owned by the City.

Mr. Huser stated there used to be an older grain milling operation on the property now owned by the City of Waverly. Mr. Huser stated support over the request for the C-3 designation.

Ms. Payne stated she does not think granting the recommendation of C-3 for this property would be in line with past decisions or future decisions based upon the tight constraints of this property and lack of space to provide for off-street parking, and the available public parking lot to the south.

Mr. Kohout confirmed for the Commission there were no comments received from the public on this request.

Motion By: Anderson

Seconded By: Solheim

Move that the Planning and Zoning Commission recommend approval of the rezoning request from R-4 to C-3 for the area described to the City Council.

Yes: 6

No: 0

Absent: 3

C. Regular Business: None

D. Old Business: None

E. New Business:

1. Mr. Bagelmann went over the Planning Commission re-appointments and noted the Mayor approved the new term limits so as to not have more than two members go off the Commission at any one time. Mr. Bagelmann provided the Commission and staff the Commission appointment schedule.

F. Adjournment:

Motion By: Anderson

Move that the Planning and Zoning Commission meeting be adjourned.

Meeting adjourned at 7:27pm.

Respectfully submitted,

Ben Kohout, Secretary