

PLANNING AND ZONING COMMISSION MINUTES

City of Waverly, Iowa

City Council Chambers

October 6, 2016

A. Call to Order: 7:00 pm.

1. Members Present: Hank Bagelmann, Chairperson; Richard Dane, Vice Chairperson; Adam Hagensick; Kathy Olson; Mary French; David Huser; Heidi Solheim

Members Absent: Kate Payne; Bill Wilson.

City Staff Present: Ben Kohout, Zoning Specialist/Secretary; James Bronner, City Administrator; Edith Waldstein, City Council Liaison.

2. Approval of Agenda:

Motion By: Solheim

Seconded By: Huser

Move that the agenda be approved as printed.

Yes: 7

No: 0

Absent: 2

3. Approval of Previous Minutes:

Motion By: Huser

Seconded By: Solheim

Move that the minutes of the August 4, 2016 Planning and Zoning Commission meeting be approved.

Yes: 7

No: 0

Absent: 2

4. Communications:

- a) Planning and Zoning Commission – No Meeting September 1, 2016.
- b) Board of Adjustment Meeting – October 10, 2016 Agenda

B. Public Hearings:

None

C. Regular Business:

1. Planned Development Change within Prairie Links Development.

Mr. Bagelmann stated an application has been received by the City to change a PD Development in South Waverly. The Prairie Links Golf Course Board has initiated plans to provide for the existing driving range along 3rd Street SE to be open for other development. The City had a parkland requirement which was met with the driving range. The driving range change in plan is required to be brought to the Planning Commission for review and recommendation prior to going to Council for final approval.

In addition to changes on the west side of 3rd Street SE, there are additions desired onto the east side which include a pool and multiple family residential structure.

Mr. Kohout reviewed the application, proposed plan, leisure services meeting minutes showing recommendation of approval from September 2016 meeting. Mr. Kohout stated the parkland requirements for this development called for 2.2 acres and their proposal is for 1.49 acres with a six foot wide trail along the west side of 3rd St. SW to complement the trail system in the area. The request for the driving range is immediately adjacent to the commercial areas shown on the Future Land Use Plan map. Mr. Kohout reviewed the Planned Development district amendment provisions and process for the Commission.

Following discussion amongst the Commission members, Commissioner Olson abstained from voting due to potential conflicts of interest.

Ms. French stated she finds the request would help to support the golf course and could sustain the homeowners' interest in maintaining their home values.

Mr. Dane stated concerns on the proposed plans submitted as they did not show much detail, only verbiage such as "multiple family residential and commercial". Mr. Dane made a motion to table the discussion until further refined plans were to be submitted, showing the amounts of land set aside for the west side of 3rd St. SW. Mr. Dane also stated concern over the proposed pool and multiple family residential building on the east side of 3rd St. SW and potential for land to be parceled off to accommodate those uses from the remainder of the golf course property. Ms. French seconded the motion to table the request.

Mr. Bagelmann stated a desire to open the floor for public comments.

Kathy Olson, Waverly resident and recused Commission member, spoke in support of hearing the request as brought forward, following hearing of comments and prior to further consideration of tabling the item for a future meeting.

Following further discussion amongst the Commission members, Commissioner Huser abstained from voting due to potential conflicts of interest.

Mr. Kohout further reviewed the documents received and stated staff would like to hear more information from the developer on the plans for the property at the meeting, prior to the Commission tabling the item.

Ms. French stated she would like more information on the proposed development on the west side of 3rd St. SW.

Mr. Bagelmann stated he finds with the recused Commission members not voting, the remaining members may be as objectionable to the request as is possible.

Mr. Dale Goeke, attorney representing the Prairie Links Board, stated the Board approved amending the covenants to provide for the sale of the driving range and are awaiting the actions of the Commission. Mr. Goeke urged the Commission to make a recommendation on the request on use alone, and not necessarily on a refined plan at this time.

Ms. French made a motion to remove the item from the table and bring back to discussion. Mr. Dane seconded the motion in order to hear more detail on the proposed plans.

Mr. Kohout reviewed the plans presented in the Leisure Services minutes, which outlined a privately owned park that would be open to the public and may include a covered pavillion. The developer has verbally agreed to provide for a six foot wide trail on the west side of 3rd St. SW, in concert with future development.

Mr. Brent Dahlstrom, developer interested in purchasing the property known as Prairie Links, addressed the Commission. Mr. Dahlstrom stated with the 11 acre property, there is uncertainty about the exact locations of potential commercial or multiple family residential uses. Mr. Dahlstrom listened to the Commission comments about what they would like to see included in plans so as to accommodate any comments of the Commission. Mr. Dahlstrom stated the timeline stated the first phase is anticipated as installing a pool on the east side initially and waiting to see the demands for future multiple family housing and commercial uses on the west side of 3rd St. SW. Mr. Dahlstrom stated at this time he cannot actively market the property as he does not own it.

Mr. Dane confirmed with Mr. Dahlstrom the intent is to purchase the entire golf course property. Mr. Dane stated he would like clarification of the 10 acre minimum requirement for establishing a Planned Development as he does not think the proposed redevelopment meets this criterion. Mr. Dane also sought clarification of the amount of land considered towards parkland requirements.

Mr. Kohout stated to determine the parkland requirement, the original plan specified including the single family home lots and right of way only, exclusive of the land set aside for the golf course. Mr. Kohout stated the outcome of this is 2.2 acres for parkland development. Mr. Kohout noted the current driving range area, open to the public and City approved for parkland dedication, far exceeds this at the current 11.7 acres. Mr. Kohout stated he thinks the proposed plan amendment should be viewed as an amendment, and is provided for in the code and is not required to meet a 10 acre minimum requirement. Mr. Kohout also stated he does not think the code supports the desire of the Commission to show a site plan scope of plan, and only proposed amount of land and usage. In this case, the applicant is proposing multiple family and/or commercial development on the west side of 3rd St. SW, which is similar and the same as the original approved PD plat showing "residential" and "cluster housing". Mr. Kohout stated the infrastructure in the area, including roadway access, water lines, sewer lines, drainage considerations can be addressed through a staff site plan review process, which is akin to a commercially zoned property seeking a land use permit for placement of a structure and required parking.

Mr. Dane stated he is generally supportive of the request, but would like to see typical elevations of uses, such as retail on the main level and residential above the first floor, as examples. Mr. Dane is seeking more detail on general locations of commercial and residential within the 11 acre property.

Mr. Dahlstrom stated he is willing work with the desire of the City and is open to suggestions going forward.

Ms. Solheim stated due to plat location between commercial and residential land uses, the stated multiple family residential and/or commercial usage is appropriate for this 11 acre property and supports this request.

Mr. Kohout confirmed for the Commission a site plan showing development plans is not required to come before the Commission or Council and the Commission may recommend this as a condition, even though the Code does not require this.

Mr. Ryan Frerichs, resident in Prairie Links and Board member of the private golf course club, spoke in support of the request. Mr. Frerichs stated the homeowners within this development are supportive of the proposal as it benefits them and he understands the process outlined in the City Code. Mr. Frerichs thinks details of site plan review at this point are not needed for approval by the Commission. Mr. Frerichs also stated he would be supportive of Mr. Dane from recusing himself due to potential conflict of interest due to potential to construct future similar structures as proposed.

Mr. Frerichs stated he thinks Waverly citizens would benefit from this project resulting from additional tax base, allow current residents surrounding existing Prairie Links private course to have their home values retain their value.

Mr. Dahlstrom confirmed for Ms. French the residents are very supportive of his potential purchase and development of their property offered for sale and development.

Mr. Goeke confirmed with Mr. Kohout the PD Development changes from public driving range to commercial development is required to come before the City for review and recommendation and approval prior to construction. Mr. Goeke stated support of the request and subsequent process of allowing for allowable uses to develop over time and subsequent site plans to be reviewed in full accordance with the current building code and City Code provisions.

Mr. Hagensick stated support of the request as he thinks the intent is clear and consistent with adjoining land uses. Mr. Hagensick stated the support of Mr. Dahlstrom not providing development plans at this time.

Ms. Solheim stated support of the request as either commercial or multiple family residential land uses or a mixture of the two is appropriate with the scope and scale of current development along the adjacent 4th Street SW corridor.

Mr. Dahlstrom stated he has a history of developing properties in the past in Waverly and in Northeast Iowa and stated he is very interested in seeing the full development of the 3rd St. SW area in question because he is seeking a return on his investment. Mr. Dahlstrom stated he is thinking about a mixture of multiple family residential and commercial development on this property.

Mr. Kohout confirmed for the Commission the Code states vote of the five members present is sufficient for making a recommendation on the request.

Mr. Dane stated he would like clarification on how the property on the east side of 3rd St. SW would be assessed and taxed as the current golf course may have a differing rate than the proposed multiple family commercial structure. Mr. Dane confirmed with Mr. Kohout the calculation methods utilized for determining the amount of required parkland.

Motion By: Solheim

Seconded By: Hagensick

Move that the Planning and Zoning Commission recommend approval of the Planned Development change in use for the driving range to allow for multiple family residential and commercial development along the west side of 3rd Street SE as presented in the plan recommended by the Leisure Services Commission on September 15, 2016.

Yes: 5

No: 0

Absent: 2

Abstain: (2) Huser, Olson

Motion By: Solheim

Seconded By: French

Move that the Planning and Zoning Commission recommend approval of the Planned Development change in use for the pool and multiple family residential on the east side of 3rd Street SE as presented in the plan recommended by the Leisure Services Commission on September 15, 2016.

Yes: 5

No: 0

Absent: 2

Abstain: (2) Huser, Olson

2. R-1, R-2 zoning district ordinance amendments.

Mr. Bagelmann stated City staff has reviewed and is proposing amendments to the “Residential” zoning districts in order to find ways of providing for more predictable development within said districts. Doing so would provide for different housing types in a predictable pattern.

Staff has researched other communities and has concluded reviews with the Commission at workshop meetings through calendar year 2016 in addition to consulting with local developers in the Waverly area. Staff has prepared an ordinance amendment for the Commission to review that would include R-1, R-1A and R-2 zoning districts that would replace the current R-1 and R-2 zoning districts.

Members Olson and Huser rejoined the Commission.

Mr. Kohout reviewed the drafted ordinance provisions and a cover sheet highlighting the inclusions with the Commission. Mr. Kohout reviewed the cover sheet and noted differences in numbers. Mr. Kohout stated the previous draft was included and the Commission should utilize the cover sheet to obtain the proposed lot dimensions. The other parts of the included ordinance amendment are correct.

Mr. Dane stated he would like the Commission to amend the minimum street widths for all districts to be listed as a minimum of 37 feet wide, so as to provide for two sides of parking on the street and emergency vehicle access and for general comfort and convenience of residents in future developments of large lot developments.

Mr. Kohout confirmed for the Commission staff recommends larger lot development in the R-1 districts contain 29 feet wide streets so as to save on future maintenance and replacement costs. Mr. Kohout stated a staff summary to Council will include the recommended 37 feet wide street minimum and include the staff recommendation and allow Council to review this upon consideration of ordinance amendments to include for R-1, R-1A and R-2 districts.

Motion By: Dane

Seconded By: Olson

Move that the Planning and Zoning Commission recommend approval of the ordinance amendments include 37 feet wide minimum street widths for R-1 district.

Yes: 7

No: 0

Absent: 2

Ms. Olson stated she thinks the proposed ordinance, following workshop sessions and regular meetings, accurately reflects the input from the Commission.

Motion By: Olson

Seconded By: French

Commission a schedule of future meeting dates and times and a print copy of the excerpted Goals the City set forth to accomplish. The Commission shall review the goals and achievements and this process shall serve as an update prior to Census information being released in 2020, at which time the City shall seek to have a thorough update of the Comprehensive Land Use Plan. Attendance is not mandatory and will be open to the public.

F. Adjournment:

Motion By: Dane

Move that the Planning and Zoning Commission meeting be adjourned.

The meeting adjourned at 8:50pm.

Respectfully Submitted,
Ben Kohout, Secretary