

PLANNING AND ZONING COMMISSION MINUTES
City of Waverly, Iowa
City Council Chambers
March 10, 2016

A. Call to Order: 7:00 pm

1. Members Present: Barb Anderson; Hank Bagelmann, Chairperson; Richard Dane, Vice-Chairperson; Mary French; David Huser; Kathy Olson; Kate Payne; Heidi Solheim

Members Absent: Bill Wilson

Staff Members Present: Ben Kohout, Secretary, Community Development and Zoning Specialist.

2. Approval of Agenda:

Motion By: Olson

Seconded By: Huser

Move that the agenda be approved as printed.

Yes: 8

No: 0

Absent: 1

3. Approval of Previous Minutes:

Motion By: Olson

Seconded By: Huser

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

Yes: 8

No: 0

Absent: 1

4. Communications:

- a) Board of Adjustment – Mr. Kohout stated March 14, 2016, meeting has been cancelled.

B. Public Hearings:

None

C. Regular Business:

1. Review Final Plat for Cedar Point First Addition for four commercial lots in SE Waverly.

Mr. Bagelmann stated GLSW, LLC, applicant, is requesting a preliminary subdivision plat for four commercial lots known as Cedar Point First Addition. The property is located on the South side of and within the 3000 block of East Bremer Avenue. The Comprehensive Land Use Map was

amended recently to show this property as commercial. This final plat and construction documents follow the preliminary plat, which were approved by the City Council on August 17, 2015.

Mr. Kohout presented the final plat to the Commission for review. Mr. Kohout confirmed for the Commission there is one private driveway proposed and one new street proposed to serve the four lots.

Mr. Wes Gielau, manager of GLSW, LLC, stated the final plat as presented represents what was recommended approval by the Commission in August 2015 during the presentation of the preliminary plat. Mr. Gielau confirmed for the Commission there are four lots proposed, with the western two lots utilizing a shared driveway access from East Bremer Avenue (State Highway 3), pending Iowa Department of Transportation approval. Mr. Gielau also stated the two lots on the east end would be accessed by means of a constructed roadway on the south side, according to City design standards. Mr. Gielau presented the final plat to the Commission for further review.

Mr. Dane confirmed with Mr. Gielau that should the proposed driveway not be approved, a new street giving access to the western two lots would be designed and presented to the City for review and approval.

The Commission discussed the past rezoning for the southeast corner lot of East Bremer Avenue and 30th Street SE and discussed how land use is zoned in this area.

Mr. Kohout confirmed for the Commission should the lots on the west side be denied a shared driveway access, then access by means of a private or public road would need to be proposed and reviewed by the Planning and Zoning Commission and City Council prior to approval.

Mr. Gielau confirmed for the Commission the Iowa Department of Transportation gave a tentative verbal agreement on the shared driveway access, assuming the lots will be utilized as office or light traffic generating uses. The Commission discussed should the lots be of a restaurant usage, then a shared driveway may not be sufficient to address high traffic volume.

Mr. Dane stated he would prefer to see how the entire roadway right-of-way and access be finalized rather than a roadway portion into the existing property. Mr. Dane stated he thinks doing this would better address future development and set up the area for completed roadway areas.

Mr. Huser stated he believes this request, as presented is appropriate with the proposed roadway configuration.

Motion By: Huser

Seconded By: Olson

Move that the Planning and Zoning Commission recommend approval of the final plat and construction documents creating four commercial lots and Pine Street Extension for the property described to the City Council.

Yes: 8

No: 0

Absent: 1

D. Old Business:

None

E. New Business:

None

F. Adjournment:

Motion By: Anderson

Move that the Planning and Zoning Commission meeting be adjourned.

Meeting adjourned at 7:20 pm.

Respectfully Submitted,
Ben Kohout, Secretary