

**PLANNING AND ZONING COMMISSION MINUTES**  
**City of Waverly, Iowa**  
**City Council Chambers**  
**August 4, 2016**

A. Call to Order: 7:00pm

1. Members Present: Hank Bagelmann, Chairperson; Richard Dane, Vice Chairperson; Adam Hagensick; Kathy Olson; Kate Payne; Mary French; David Huser; Heidi Solheim; Bill Wilson, Arrived at A.3.

Members Absent: None

City Staff Present: Ben Kohout, Zoning Specialist/Secretary; Bill Werger, Community Development Director; Edith Waldstein, City Council Liaison.

2. Approval of Agenda:

Motion By: Olson

Seconded By: French

Move that the agenda be approved as printed.

Yes: 8

No: 0

Absent: 1

3. Approval of Previous Minutes:

The minutes were reviewed by the Commission.

Ms. Edith Waldstein stated she was erroneously omitted from the attendance from the June meeting. Mr. Kohout updated the minutes accordingly and Commission agreed to the change.

Motion By: Solheim

Seconded By: Payne

Move that the minutes of the June 2, 2016 Planning and Zoning Commission meeting be approved as amended.

Yes: 9

No: 0

Absent: 0

4. Communications:

- a) Planning and Zoning Commission – No Quorum July 7, 2016
- b) Board of Adjustment – August 8, 2016 Agenda
- c) R District Workshop – June 22, 2016 Meeting Notes.
- d) R District Workshop - May 25, 2016 Meeting Minutes.

5. New Commission member, Adam Hagensick, introduced himself to the Commission.

B. Public Hearings:

None

C. Regular Business:

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

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. Staff has prepared an ordinance amendment that would include R-1, R-1(S) and R-2 zoning districts that would replace the current R-1 and R-2 zoning districts.

Mr. Kohout stated that City staff has reviewed the ordinance again and found there were some omissions that he and other City staff desire to be included. A revised draft was introduced to the members present at the meeting. The Commission reviewed the updated ordinance. Mr. Kohout stated research has included researching other communities and their ordinances and Staff is seeking Commission input on the draft as proposed.

Mr. Kohout presented a draft that included the following basic provisions: Three Residential districts in the zoning code, that would be R-1, R-1S, and R-2. The R-1 district would contain single family residences and specific special provisional uses only. No duplexes would be allowed. Lot size would be a minimum of 11,400 square feet, with a lot width minimum of 95 feet wide. There would be an impervious coverage requirement that would allow no more than 50% of the lot to be covered by primary and accessory building square footage and impervious paved surface areas. A minimum street width of 31 feet and right of way of 62 feet was presented to the Commission.

The R-1S district would contain single family residences, attached and detached, only. No duplexes would be allowed. Lot size would be a minimum of 8,250 square feet, with a lot width minimum of 75 feet wide. There would remain the impervious requirement of 50% maximum, as for R-1 district. A minimum street width of 37 feet and right of way of 70 feet wide was presented to the Commission.

The R-2 district proposed would contain duplexes and attached single family housing and specific provisional uses only. No detached single family homes were proposed with this draft. Lot size would be a minimum of 5,000 square feet for one family attached and 10,000 square feet for duplexes. Lot widths would be 50 feet and 100 feet, for attached homes and duplexes. There would remain the impervious requirement of 50% maximum, as for the R-1S district. A minimum street width of 37 feet and right of way of 70 feet wide was presented to the Commission.

Ms. French stated support of reducing the R-1 district lot width from 95 feet to 80 feet.

Mr. Werger stated input from local developers will be sought on this proposal and staff will reach out to developers to gain input on the ordinance proposal prior to coming before the Commission with an ordinance draft again. Mr. Werger stated a desire for the ordinance to be reflective of what developers would like to develop to see if the ordinance can meet the standards.

Ms. Solheim confirmed with City staff the stated minimum lot width is not mandatory and that lots may be presented at a larger lot width.

Mr. Dane stated opposition to the street width as 31 feet wide would permit for one sided parking only. Mr. Dane stated his position would be to have a minimum of 37 feet wide for large lot single family residential, so as to promote for two sides of parking and for easier access of emergency vehicles responding to calls. Mr. Dane stated the workshops attended by Commission resulted in the Commission recommending 37 feet wide and Staff recommending 31 feet in width. Mr. Dane does not think the City maintenance costs of additional street width is a consideration of the long term cost of maintaining a road in exchange for plenty of on street parking. Mr. Dane further stated support of minimum lot width of 75 feet width for R-1 District, with 15 foot side yard setbacks.

There was discussion amongst the Commission about low cost housing and how to best address that in ordinance form. By providing for differing housing types, as presented in the ordinance draft, the Commission thought low cost housing may be achieved through this ordinance format, as smaller lots could contain lower priced housing or higher priced housing, depending on the respective development.

Housing styles were discussed by the Commission. Attached single family homes being included in a development with detached single family homes were discussed and the Commission recommended against limiting location within a development. There was discussion about adding language to group similar style housing together or adding a percentage of the total development to be for attached housing in a predominately detached housing development. The Commission noted that as attached homes can locate on narrow lots, it may be apparent when a subdivision is platted where they would end up within a development and a review and recommendation by the Commission and final approval by the Council would address this condition.

Mr. Werger stated other items included for consideration in the ordinance are driveway width maximums, driveway setbacks, street widths based upon lot widths to ensure adequate on-street parking in neighborhoods, and percentages of lot coverage of impervious surface area, to promote good drainage.

Mr. Huser stated he thinks an example to include would be an attached home style that is 1800 square feet, 3 bedroom home, that is a two-deep garage, so that the building width is minimized. Mr. Huser presented this example for

the Staff to consider when drafting future ordinance on higher density housing, which is anticipated following this discussion on one family and two family attached homes.

The Commission agreed that Staff will revise the ordinance further and present at the next available Commission meeting.

2. County Subdivision Review for Subdivision within two miles of Waverly City Limits.

Bremer County Zoning has received two separate requests for land subdivision within two miles of the Waverly City Limits. The Planning and Zoning Commission of the City of Waverly will comment on the proposed land subdivision requests and a report will be made to the Bremer County Zoning office for further review.

There are two proposed subdivisions of land, for Parcels D and E within Heartland Hills subdivision. This area is located on the northwest corner of US Highway 218 and 250<sup>th</sup> Street, approximately one-half mile south of the Waverly City Limits. There are no immediate City plans to furnish City services to this area. The area is located within the Potential Annexation area of the Waverly Future Land Use Plan.

Comments:

Mr. Kohout stated this item was received at least one week in advance and posted as an amended agenda. Mr. Kohout presented the subdivision plat for the Commission to review. The plat is to separate the home site from the remaining portion of the parcel and to sell off land to the adjacent property owner.

Ms. French stated she finds the trees in the parcel are a nice amenity and that Parcel E is not large enough to do anything else with it and supports the request.

D. Old Business:

None

E. New Business:

None

F. Adjournment:

Motion By: Huser

Move that the Planning and Zoning Commission meeting be adjourned.

Meeting adjourned at 8:40 pm.

Respectfully Submitted,

Ben Kohout, Secretary