

**PLANNING AND ZONING COMMISSION MINUTES**  
**City of Waverly, Iowa**  
**City Council Chambers**  
**August 2, 2018**

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

1. Members Present: Hank Bagelmann, Chair; Richard Dane (arrive 7:10pm); Mary French; David Huser; Kathy Olson; Kate Payne, Vice-Chair

Members Absent: Lance Gitters; Adam Hagensick; Heidi Solheim

Staff Present: Edith Waldstein, City Council Liason; Rachel Leitz, Zoning Administrator; Bill Werger, Community Development Director

2. Approval of Agenda:

Motion By: Olson                                  Seconded By: Huser

Move that the agenda be approved as printed.

Yes: 5    No: 0    Absent: 4

3. Approval of Previous Minutes:

Motion By: Huser    Seconded By: French

Move that the minutes of the June 7, 2018 Planning and Zoning Commission meeting be approved.

Yes: 5    No: 0    Absent: 4

4. Communications: None

B. **Public Hearings:**

None

C. **Regular Business:**

1. **Loy – Plat of Survey Request**

Werger explained that Loy is looking to parcel off her homestead and sell the remaining land to the Baker family, whom own land around Loy's property. Staff does not see any issues with the request and recommended approval of the plat of survey request.

Olson noted that the background information stated if the plat of survey request was approved, the homestead would need to be rezoned from A-1 to R-1. Werger stated that an agricultural

dwelling would have to be part of an agricultural property. Parceling off the homestead from the agricultural land would make the homestead a residential property. He also noted a new structure cannot be closer than ¼ mile to a non-ag dwelling. Werger clarified that the parcel being conveyed to the Bakers will remain agricultural. Secondly, the homestead parcel totals 2.66 acres, which does not meet zoning district requirements for minimum lot size.

Motion By: Olson

Seconded By: French

Move that the Planning and Zoning Commission recommend approval of a Plat of Survey creating Parcels HH and II in Parcel CC (Section 1, T91N – R14W) and Parcels CC and DD in Parcel T (Section 2, T91N – R14W) on 12<sup>th</sup> Street SE adjacent to the Cedar River Parkway.

Yes: 6

No: 0

Absent: 3

**2. Tiedt – Plat of Survey Request.**

Werger stated he is unsure of the circumstances of this request and has been unable to communicate with Tiedt prior to the meeting. Werger stated that it looks like he is just trying to subdivide off the homestead.

Olson asked what the advantage or purpose was of platting the homestead off. Werger said the applicant may be interested in selling off the rest of the agricultural land or maybe just wants it designated as its own parcel. Werger explained that floodplain maps show a circle around the house, showing it as out of the floodplain. Werger thought the applicant may be looking to apply for a LOMA for that property and this could've been a requirement for approval. Werger stated that he was purely speculating the motives behind the application and wanted to receive clarification from the applicant. Werger stated that he was comfortable with the plat, but questioned if we would require the homestead to be rezoned to residential since it would no longer be a farm dwelling.

Motion By: French

Seconded By: Payne

Move to table to the September meeting I hopes of getting a better understanding of the application from Tiedt.

Yes: 6

No: 0

Absent: 3

**3. Planning Commission Update to the City Council at the August 27<sup>th</sup> City Council Study Session.**

Bagelmann stated that the Commission is being asked to give a progress report to the City Council on what they have been doing the past term. Bagelmann stated that he is unable to give the report as he will be out of town. It was agreed that Payne will provide the update to the City Council and requested some assistance from City staff to put the report together.

Bagelmann invited the rest of the Commissions members to attend the meeting.

**D. Old Business:**

None

**E. New Business:**

The next meeting will be held on September 6<sup>th</sup>.

**F. Adjournment:**

The Planning and Zoning Commission meeting was adjourned at 7:23 pm.