

WAVERLY PLANNING & ZONING COMMISSION
THURSDAY, NOVEMBER 8, 2018
WAVERLY CITY HALL
7:00 p.m.

A. ROLL CALL

Members Present: Hank Bagelmann, Chair; Mary French; David Huser; Kate Payne, Vice-Chair; Heidi Solheim

Members Absent: Richard Dane; Lance Gritters; Kathy Olson

Staff Present: Edith Waldstein, City Council Liaison; Rachel Leitz, Zoning Administrator

B. APPROVAL OF AGENDA

Motion By: Payne Seconded By: Huser

Move that the agenda be approved as printed.

Yes: 5 No: 0 Absent: 3

C. APPROVAL OF MINUTES

Motion By: Solheim Seconded By: Huser

Move that the minutes of the October 11, 2018 Planning and Zoning Commission meeting be approved.

Yes: 5 No: 0 Absent: 3

D. PUBLIC HEARING

1. Jim Tiedt - Minor Subdivision Request for 1415 Horton Road & Rezoning Request from A-1 to R-1 for Parcel L.

City staff updated the Commission that the request had changed since the last time it was brought before the Commission and the applicant is now requesting approval of a minor subdivision and rezoning of the property located at 1415 Horton Road.

Leitz stated the parcel is about 35 acres and the applicant is requesting to parcel off the homestead, which is proposed to be 2.91 acres. The minimum lot size in agriculture zoning district is 3 acres, so the applicant is required and requesting to rezone the 2.91-acre piece to R-1. The remaining land is proposed to remain agriculture.

Leitz explained that the future land use plan designates the parcel as agricultural/open space. Staff believes this area is designated as such because a lot of this land is within the 100-year floodplain, which generally isn't seen as developable. Leitz indicated that the

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applicant's home was built up and elevated to be within the 500 year floodplain. She also stated that there are some other pockets within this area that would also be within the 500-year floodplain or even not within the floodplain, at all. Leitz stated that staff is generally comfortable with rezoning developed pieces within this area out of the 100-year floodplain from A-1 to R-1.

Leitz stated that staff believes the minor subdivision request and rezoning request are reasonable. Leitz stated that staff recommends opening the public hearing to hear public comment regarding the rezoning request and staff recommends approval of the minor subdivision request for 1415 Horton Road and rezoning request from A-1 to R-1 for Parcel L.

Bagelmann opened the public hearing at 7:09 pm.

No one was in the audience.

Bagelmann closed the public hearing at 7:09 pm

French asked staff what benefit the applicant is getting to rezone the property.

Leitz stated that she is unaware of any benefit. She stated that the applicant has mentioned that parceling off the homestead is part of his estate planning and the homestead does not contain any typical agricultural use, therefore, the applicant decided to bring the parcel size to under 3 acres and ask for a rezoning request.

Payne stated that she is comfortable with the request and does not see any issues.

Motion By: French Seconded By: Payne

Move that the Planning and Zoning Commission recommend approval of the minor subdivision request for 1415 Horton Road to the City Council.

Yes: 5 No: 0 Absent: 3

Motion By: French Seconded By: Payne

Move that the Planning and Zoning Commission recommend approval of the rezoning request from A-1 to R-1 for Parcel L.

Yes: 5 No: 0 Absent: 3

E. NEW BUSINESS

None

F. OLD BUSINESS

None

G. ADJOURNMENT

The Planning and Zoning Commission meeting was adjourned at 7:13pm.