

**PLANNING AND ZONING COMMISSION MINUTES**  
**City of Waverly, Iowa**  
**City Council Chambers**  
**June 7, 2018**

A. Call to Order: 7:00 pm.

1. Members Present: Hank Bagelmann, Chair; Richard Dane (arrive 7:04pm); Mary French; David Huser; Kate Payne, Vice-Chair; Heidi Solheim

Members Absent: Lance Gritters; Adam Hagensick; Kathy Olson

Staff Present: Ben Kohout, Zoning Specialist, Secretary

Staff Absent: Edith Waldstein, City Council Liaison

2. Approval of Agenda:

Motion By: Huser

Seconded By: French

Move that the agenda be approved as printed.

Yes: 5

No: 0

Absent: 4

3. Approval of Previous Minutes:

Motion By: Solheim

Seconded By: Payne

Move that the minutes of the May 3, 2018 Planning and Zoning Commission meeting be approved.

Yes: 5

No: 0

Absent: 4

4. Communications: None

B. Public Hearings:

1. Public Hearing on Re-Consideration of Planned Development District (PD) Amendment for one new single family residence and an amendment to the Future Land Use Plan from Semi-Public to Residential on the west side of 11<sup>th</sup> Street SE.

Kohout stated the re-consideration of PD amendment is being brought back due to miscommunication.

Bagelmann opened the public hearing.

Ken Riggs lives in centennial oaks subdivisions and was at the last meeting as well. He passed around map showing his family member's house and the area in question. Riggs has not known golf courses to sell of property like this which will obstruct his family member's

view of the golf course. He questions why sell this off when there are 37 platted lots available to be developed.

Mark Evert owns the Breezy Hill Point which is 5 lots immediately adjacent to this land. Evert purchased these lots because of the elevation of the golf course and the uninterrupted view. He created 5 beautiful green home lots for someone who wants to live on the golf course. Evert would like to reiterate Riggs in that if he had any idea this would be considered to turn in to a building site, then he would have passed on these lots. As the golf course and Waverly strengthens, the lot values were down but now went up to about \$115,000 on lots 1 & 2. Lots 3, 4 and 5 are worth more. Lots 3, 4 and 5 of Breezy Hill Point are the eastern lots and would be the most affected. Evert wanted locations where someone could enjoy a beverage on their patio with uninterrupted view of the golf course. If this is approved, lots 3 and 4 will have an interrupted view. Lot 5 will lose most of their view. This is not what he had envisioned. Evert estimates if this is approved lots 3 and 4 will lost about 45-50% of their value and lot 5 will lose about 60% of its value.

Cory Henke is trying to redevelop Prairie Links. He is looking to maximize land values around the course. The land in question does not affect the game of golf at all. They considered other golf course amenities, but feel a home is the best use of the property. Echo Development owns Tagalong Trail and look at moving forward which will create 23 more lots. Henke thinks this will be a great neighborhood in the future. He believes Breezy Hill Point lots are deep and will still allow for tremendous views. Henke has had a lot of requests for this property.

There being no one else wishing to speak, Bagelmann closed the public hearing.

French in concerned about getting rid of the green space. One it is gone, we can't get it back. It was designated to be semi-private green space. She thinks it needs to remain that way.

Werger stated that semi-public is a future land use category, but the actual zoning is Planned Development. This PD was created as a commercial/residential mix. The golf course was designed to attract people to live around it on all sides to maximize the number of people committed to that golf course. It cannot be guaranteed to remain green space; it is a commercial venture as a golf course. As you see the yellow surrounds the golf area which shows PD is a mix of commercial venture with housing. The golf course does not need this piece of land and takes a lot of effort and cost to maintain. A triangle piece of land on the other side was approved by Council to sell as a residential lot.

Dane is concerned about developing the PD and then later separating and selling piece by piece. This is a well-developed PD and does not think this is in the best interest of the community when there are other lots with opportunity to build on.

Payne agrees that there are plenty of other lots and opportunities to build on. After listening to comments, she gets the feeling that having neighbors is unpleasant and struggles with this, but also agree and doesn't like the idea of giving up green space.

French doesn't think it is an issue of having a neighbor, but this issue of losing a view. The 5 lots to the south were purchased with the idea of the golf course view. Sightlines were envisioned when the PD was developed.

Solheim is concerned about potential damage to existing lot owners and owners in the proximity.

Motion By: French

Seconded By: Solheim

Move that the Planning and Zoning Commission recommend approval of the PD Amendment request to provide for one single family residential lot out of Centennial Oaks Subdivision and an amendment to the Future Land Use Plan from Semi-Public to Residential and 17 feet be added to the right of way along 11th St. SE to the City Council.

Yes: 1

No: 5

Absent: 3

2. Public Hearing on Re Zoning Request from R-3, Multiple Family Residential, to R-4, Multiple Family Residential for Waverly Manors property located along 15<sup>th</sup> Street NW and 16<sup>th</sup> Street NW by 3<sup>rd</sup> Avenue NW.

Kohout – Waverly Manors is looking to add on and propose a new 15 unit facility.

Bagelmann opened the public hearing.

Brian Sebilsky is okay with a two story, but has concerns over a three story on the north side due to the residential area. He was told it was a two story.

There being no one else wishing to speak, Bagelmann closed the public hearing.

Bagelmann confirmed the zoning boundaries with Werger.

Dane stated his support.

French supports this as she looks at it more as bringing this in to compliance as the change was made with the designation of R-3 versus R-4.

Motion By: Huser

Seconded By: Payne

Move that the Planning and Zoning Commission recommend approval of the Re Zoning Request from R-3, Multiple Family Residential to R-4, Multiple Family Residential for the described property to the City Council.

Yes: 6

No: 0

Absent: 3

C. Regular Business:

1. Review and Recommend on Minor Subdivision Plat for Parcel “RR”, a 1.08 acre lot out of Centennial Oaks Subdivision in Southeast Waverly.

Motion By: French

Seconded By: Solheim

Move that the Planning and Zoning Commission remove the minor plat, providing for creation of Parcel “RR” out of the Centennial Oaks Subdivision from this agenda.

Yes: 1

No: 5

Absent: 3

2. Review and Recommend on Final Plat for Minor Subdivision Re-Plat of lot 15 of Rolling Hills, Second Addition to create eight single family residential lots in Southeast Waverly.

Kohout as you recall with the preliminary plat proposing 8 lots in area that was originally envision for condominium development. All infrastructure is in place. The request meets all criteria for staff. This is the final plat as presented for one last review.

Solheim confirmed nothing has changed since the first review.

Motion By: Huser

Seconded By: French

Move that the Planning and Zoning Commission recommend approval of the final plat, providing for eight additional single family home lots, as shown on the provided plat of survey, dated February 9, 2018 to the City Council.

Yes: 6

No: 0

Absent: 3

3. Review and Recommend on Site Plan for Proposed New 15 unit apartment building for Waverly Manors along 16<sup>th</sup> St. NW.

Kohout states the site plan was given that shows 10 one bedroom apartments and 5 two bedroom apartments for Waverly Manors. The project will meet setbacks and is a similar style to existing buildings. Parking is adequate. They are providing for potential future housing. Staff typically requires screening on the north side near the residential lot. They will be required to show plan for screening prior to building permit being approved.

French had concerns about the number of parking spaces.

Kohout states the number parking spaces is in compliant for the code regarding multiple dwellings for the elderly.

Solheim mentioned that the majority of individuals who live in Waverly Manors do not have vehicles, but do notice it is hard to get through by the school with the current parking.

Werger mentioned that more space is available for parking if they find what is proposed is not enough.

Kohout confirmed the city code for multiple dwellings for the elderly states that  $\frac{3}{4}$  space per unit is required.

Motion By: Huser

Seconded By: Payne

Move that the Planning and Zoning Commission recommend approval of the site plan for 15 apartment units per the presented site plan dated May 4, 2018 to the City Council.

Yes: 6

No: 0

Absent: 3

D. Old Business:

None

E. New Business:

July's meeting will be held on July 12<sup>th</sup>.

F. Adjournment:

The Planning and Zoning Commission meeting was adjourned.