

# PLANNING AND ZONING COMMISSION AGENDA

\*AMENDED\*

May 1, 2014

7:00 p.m.

## A. Call to Order:

1. Roll Call: Barb Anderson  
Hank Bagelmann, Chairperson  
Richard Dane, Vice-Chairperson  
Susan Franke  
David Huser  
Bill Wilson  
Kathy Olson

## 2. Approval of Agenda:

**One additional request to rezone property from A-1 to R-1 has been requested in the 200 block of 10<sup>th</sup> Street NE a.k.a. Bremer Road on the East side. The 1.10 acre tract of land is proposed to be purchased and the applicants are requesting to be placed on the agenda to set a public hearing for the following month. The item will be added as item C.1., under regular business.**

**One additional request to rezone property from A-1 to M-1 has been requested for the current City yard waste/recycling center located at 2800 5<sup>th</sup> Avenue NW. The property would be better zoned as M-1 to accommodate the actual usage of the property and be in concert with the surrounding zoning designations. The item will be added as item C.2., under regular business.**

Motion By:

Seconded By:

Move that the agenda be approved as amended to include these two additional items / one additional item under regular business.

Yes:

No:

Absent:

## 3. Approval of Previous Minutes:

Motion By:

Seconded By:

Move that the minutes of the April 3, 2014 Planning and Zoning Commission meeting be approved.

Yes:

No:

Absent:

## 4. Communications: Board of Adjustment – *April 14, 2014 Minutes*

## B. Public Hearings:

1. Public Hearing for Special Provisional Use request for Stable in the A-1 Zoning District in SE Waverly.

Kendall Fox and Kim Fox, property owners at 1005 12<sup>th</sup> Street SE, are applying for a special provisional use permit for the usage of stabling horses and riding arena on their property.

Per the City Code, stable usage requires applying for a special provisional use and City Council review following a public hearing conducted by the Planning Commission. The Planning Commission will hold a public hearing on the request.

Motion By:

Seconded By:

Move that the Planning Commission recommend a special provisional use request for a horse stable at 1005 12<sup>th</sup> Street SE be approved to the City Council.

Yes:

No:

Abstain:

C. Regular Business:

1. Set public hearing for rezoning of 1.10 acres in NE Waverly in 200 block of 10<sup>th</sup> Street NE from A-1 to R-1 and to amend the Comp. Land Use Plan from Public usage to Residential usage for privately owned property.

Chuck Franken and Clay Flaig, applicants, in conjunction with the current owners, are requesting a change in zoning classification from the current A-1 to R-1 for a 1.10 acre of property located in the 200 block of 10<sup>th</sup> Street NE. Staff recommends amending the Future Land Use Plan to change the designation of this privately owned property from "Public" to "Residential". City Code requires the setting of a public hearing for a change in zoning.

Motion By:

Seconded By:

Move that the Planning and Zoning Commission set a public hearing following public hearing notice requirements for the rezoning change requested along 10<sup>th</sup> Street NE from A-1 to R-1 and a change in the Future Land Use Map be set for June 5, 2014.

Yes:

No:

Abstain:

2. Set public hearing for rezoning of 27 acres in NW Waverly at 2800 5<sup>th</sup> Avenue NW from A-1 to M-1.

The City of Waverly requesting a change in zoning classification from the current A-1 to M-1 for a 27 acre piece of property located at 2800 5<sup>th</sup> Avenue NW. The request will seek to bring the current recycling services building and yard waste facility into conformance with the rezoning to M-1. City Code requires the setting of a public hearing for a change in zoning.

Motion By:

Seconded By:

Move that the Planning and Zoning Commission set a public hearing following public hearing notice requirements for the rezoning change requested along 5<sup>th</sup> Avenue NW from A-1 to M-1 be set for June 5, 2014.

Yes:

No:

Abstain:

3. Review of Code Ordinance Amendment on landscaping requirements on parking lots between different land uses.

The CLUP refers to an action item of updating the Zoning ordinance to provide for substantial buffers between residential and non-residential land uses. Staff is seeking input from the Commission on a draft ordinance on addressing parking lot areas for non-residential uses adjacent to residential uses. Staff is proposing giving property owners creating a new parking lot the option of selecting a prescribed planting schedule or approved fencing standard to achieve a visual barrier between non-residential parking lot applications and residential applications. In addition, staff is seeking to have the Commission review and recommend on driveway improvement requirements to non-residential uses.

Motion By:

Seconded By:

Move that the Planning Commission recommend a code ordinance amendment on landscaping requirements on parking lots between land uses and requiring drive access areas to non-residential applications to be improved as provided in Sections 100.19.04 and 100.19.05 of the Waverly City Code.

Yes:

No:

Abstain:

4. Election of Officers.

Per Chapter 44 of the Waverly Municipal Code, the first organizational meeting of the Planning and Zoning Commission held in May of each year is the time and place to elect a chairperson and vice-chairperson. The elected officers shall serve concurrent terms of one (1) year.

Motion By:

Seconded By:

Move that be elected as Chairperson of the Planning and Zoning Commission for the 2014-2015 term.

Yes:

No:

Absent:

Motion By:

Seconded By:

Move that be elected as Vice-Chairperson of the Planning and Zoning Commission for the 2014-2015 term.

Yes:

No:

Absent:

D. Old Business:

E. New Business:

F. Adjournment:

Motion By:

Move that the Planning and Zoning Commission meeting be adjourned.