

WAVERLY PLANNING & ZONING COMMISSION
THURSDAY, SEPTEMBER 6, 2018
WAVERLY CITY HALL
7:00 p.m.

A. ROLL CALL

Members Present: Hank Bagelmann, Chair; Richard Dane (arrive 7:09pm); Lance Gritters; David Huser; Kathy Olson; Heidi Solheim

Members Absent: Mary French; Adam Hagensick; Kate Payne, Vice-Chair

Staff Present: Rachel Leitz, Zoning Administrator

Staff Absent: Edith Waldstein, City Council Liaison

Opening Comments: The Council thanked Commissioner Payne for providing the update to Council. Chair Bagelmann directed staff to evaluate the need for a 2-mile agreement between the Count and City.

B. APPROVAL OF AGENDA

Motion By: Huser Seconded By: Olson

Move that the agenda be approved as printed.

Yes: No: 0 Absent: 3

C. APPROVAL OF MINUTES

Motion By: Olson Seconded By: Gritters

Move that the minutes of the August 2, 2018 Planning and Zoning Commission meeting be approved.

Yes: 5 No: 0 Absent: 4

D. PUBLIC HEARING

1. Renae Loy - Rezoning Request from A-1 to R-1 for 806 12th Street SE (Parcel CC of Parcel T and Parcel HH of Parcel CC)

Leitz stated that Loy submitted a plat of survey to subdivide her property into two parcels, which was recommended for approval by the Planning Commission on August 2, 2018 and approved by the City council on August 20, 2018. During that request, Staff recommended the applicant rezone her newly parceled homestead from Agricultural (A-1) to Single Family Residential (R-1) to better comply with the City Code. The applicant submitted her request to rezone her homestead (Parcel CC in Parcel T and Parcel HH in Parcel CC) from A-1 to R-1. It

If you need accommodations for the Planning & Zoning Commission meeting please contact Rachel Leitz at (319) 352-9208 or rachell@ci.waverly.ia.us, thank you.

was in staff's opinion that the rezoning request was reasonable and staff recommended approval of the rezoning request from A-1 to R-1 for 806 12th Street SE (Parcel CC of Parcel T and Parcel HH of Parcel CC).

Chair Bagelmann opened the public hearing.

No one in the audience spoke.

Chair Bagelmann closed the public hearing.

Olson asked if there is a natural part of the landscape that prevents the parcel from becoming the 3 acres versus 2.66. Leitz mentioned this is just what was chosen. The parcel compromises of various outbuildings, so it makes a rectangle around everything. If she's no longer conducting agriculture activities on site then it should be rezoned to residential to confirm what the future land use plan shows. Clarification was provided on 3 acres being the minimum lot size for agriculture.

Motion By: Huser Seconded By: Solheim

Move that the Planning and Zoning Commission recommend approval of the rezoning request from A-1 to R-1 for 806 12th Street SE (Parcel CC of Parcel T and Parcel HH of Parcel CC) to the City Council.

Yes: 6 No: 0 Absent: 3

E. NEW BUSINESS

1. Matthew Pollastrini - Minor Subdivision Request for 1100 10th Avenue SW. (Lot C within the Rolling Meadows II Subdivision Phase 2A)

Leitz stated that the applicant is requesting approval of a minor subdivision of 1100 10th Avenue SW. This property is Lot C within the Rolling Meadows II Subdivision Phase 2A. The applicant is requesting to subdivide Lot C into two parcels, Parcel AA and Parcel BB. The applicant indicated that they will be selling parcel AA for commercial development, which the property is currently zoned for. Leitz conducted a preliminary review of the site plan for the proposed commercial building proposed for parcel AA, which is seen in the staff report. It was in staff's opinion that the minor subdivision request is reasonable and follows the process completed for the existing commercial parcels to the west, which have been occupied by a variety of commercial uses. Staff recommended approval of the minor subdivision, creating Parcel AA in Lot C and creating Parcel BB in Lot C, for property located at 1100 10th Avenue SW.

Dane stated that the minor subdivision request makes sense. This parcel fits with the commercial zoning and future land use plans.

Motion By: Dane Seconded By: Huser

Move that the Planning and Zoning Commission recommend approval of the minor subdivision request for 1100 10th Avenue SW. (Lot C within the Rolling Meadows II Subdivision Phase 2A) to the City Council.

Yes: 6 No: 0 Absent: 3

F. OLD BUSINESS

1. Jim Tiedt - Plat of Survey Subdivision Request for 1415 Horton Road.

Leitz stated at its August 2, 2018 meeting, the Planning Commission considered and tabled the plat of survey request due to staff not being able to get in touch with the applicant to receive any background information on the request. Leitz stated that since the August 2nd meeting, staff was able to get in contact with the applicant, however he is still deciding on whether the parcel should be smaller and be rezoned or if the parcel should remain 3 acres and be zoned Agriculture. Leitz stated that staff generally tries getting applications through the process within 60 days, therefore, a decision should be made on the request. Staff concluded by stating that the City is still waiting on a decision from the applicant on his next steps for his property and request, therefore does not believe the application is complete for City or Commission review. When the applicant has decided on how best to move forward, the City will review the application and bring it forth to the Planning Commission for their review and consideration. Staff recommended denial of the plat of survey request for property located at 1415 Horton Road.

Solheim asked staff if the applicant could bring the same item back for consideration if the request was denied.

Leitz stated that she wasn't aware of anything within the City code that stated the same request could not be re-considered.

Dane stated that the property owner had brought forth an application and believed the Commission had a responsibility to decide on it, especially if it met City Code standards.

Leitz stated that the request presented may not be what the land owner wants anymore. Now that the land owner was given some more options, he needs to decide on his next steps. Leitz stated that we have a letter from the property owner's attorney stating such, however this was not seen as a formal withdrawal letter, therefore staff is requesting action on the item be taken.

Motion By: Huser Seconded By: Olson

Move that the Planning and Zoning Commission recommend denial of the plat of survey subdivision request for 1415 Horton Road.

Yes: 6 No: 0 Absent: 3

G. ADJOURNMENT

The Planning and Zoning Commission meeting was adjourned.