

WAVERLY PLANNING & ZONING COMMISSION
THURSDAY, AUGUST 1, 2019
WAVERLY CITY HALL
7:00 p.m.

A. ROLL CALL

Members Present: Bagelmann, Dane, French, Garner, Gritters, Olson, Solheim

Members Absent: Payne, Huser

Staff Present: Isaac Pezley, Zoning Administrator, Bill Werger, Community Development Director

B. APPROVAL OF AGENDA

Motion By: Olsen Seconded By: French

Move that the agenda be approved as printed.

Yes: 7 No: 0 Absent: 2

C. APPROVAL OF MINUTES

Motion By: French Seconded By: Dane

Move that the minutes of the June 20, 2019 Planning and Zoning Commission meeting be approved, as presented.

Yes: 7 No: 0 Absent: 2

E. NEW BUSINESS

1. Review and Discuss the Hospital Expansion Site

Werger states the Waverly Hospital is currently zoned as a Planned Development and must go by the site plan that was created when the Planned Development was created. According to staff the hospital site plan predates the Planned Development Zoning. City Code looks at major changes include changes up to 50% of the existing footprint, changing City streets, among other things, which this expansion is not doing. City Staff reviewed this project and decided that it is a minor change and can be approved by Staff review. Staff decided to bring it before Planning and Zoning for the Commission to review and comment on the project.

Jim Atty, Waverly Health Center CEO, presents the site plan to the Commission. Atty explains the expansion of the Health Center will be an expansion of about 30,000 square feet of new build which is 15% of the total square footage. This project will also include renovations of the existing building. Atty talks about upgrading the wayfinding around the hospital and providing easier access to different parts of the Hospital. The Hospital is also

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

3. Review and Discuss Play of Survey for parcel #1006400007 located at the corner of IA3/E. Bremer Avenue and 39th ST NE.

Pezley states that the applicant, Hanawalt Farms, LLC, is applying for a Plat of Survey to split the southwest corner of their property off into Parcel H as shown on the Plat of Survey. Parcel H will be approximately 5.96 acres. Pezley explains that this property is currently at City Council to be rezoned from A-1 Agricultural to M-1 Light Industrial. The property will be developed as an implement dealership.

Commission asks if there were any comments on the rezoning of the property at the City Council level. There have been people that have shown up at the Public hearing but no real objections to the rezoning. Werger states that the city plans on bring sewer to this property.

Commission asks staff how long the Future Land Use Plan has shown this property as Commercial Industrial. Werger says that the 2011 Future Land Use Plan shows it that way as well as the Future Land Use Plan before that.

Dane asks why this property had to be rezoned M-1 instead of C-2. Werger states that this property allows for more flexibility as an M-1 instead of as a C-2. This area of town has commercial and industrial uses and being zoned M-1 allows for commercial uses as well as industrial uses.

Bagelmann asks about the type of traffic that this site will generate. Werger says that an implement dealership will not have the typical traffic that a commercial site may have. Werger states that again the traffic flow makes this site more of a mix-use type site.

Motion By: French Seconded By: Solheim

Move that the Planning and Zoning Commission recommend approval of the Plat of Survey for Parcel 1006400007.

Yes: 6 No: 0 Abstain:1 Absent: 2

4. Review and Discuss and Ordinance Amendment to the Zoning Chapter (100) Sections 100.13 (C-2) and 100.15 (M-1)

Commission members discuss the difference between outdoor and indoor storage units and the correct zoning that those storage units should be located in. Werger states that storage units that you access from inside a building would be allowable in a C-2 zone via Special Use Permit. This would ensure that such a storage unit would be appropriate for that particular situation.

Dane asks what the negatives of a special use permit may be. Werger says that the negative of a special use permit would be the Planning and Zoning Commission or City Council not allowing a use to happen on a lot. Werger states that the Special Use Permit would allow the City to say where a storage unit is appropriate to place. Dane says that he does not think it should be up to the City to determine if a particular business is liked or not. Dane says that we

have storage units placed throughout the community and he does not believe that they are out of place. Dane says that he does not know what would prompt the Commission to determine which storage units we like and which we do not like.

Dane wants to make sure that Huser can express his thoughts on the subject before the Commission votes. Werger says there will be no vote tonight, he would like to have a vote on it next month though. Werger also says that there would be discussion before the Commission votes on it.

Dane states that the Commission voted unanimously to include multifamily dwellings in C-2 zones. Dane states that he does not understand why staff is suggesting to take it out of the Code now. Werger states that the City has created an apartment district that these type uses are more appropriate for. Werger states that not every C-2 district is appropriate for multifamily dwelling. Werger states that R-4 districts are required to go through the site plan review process and C-2 districts are not subject to site plan reviews.

French asks Werger about downtown districts that have a commercial use on the ground level and apartments on the above levels. Werger says the code addresses that issue.

D. PUBLIC HEARING

None

F. OLD BUSINESS

None

G. ADJOURNMENT

The Planning and Zoning Commission meeting was adjourned at 7:40 pm.

The Planning and Zoning Commission meeting was re-opened at 7:41 pm.

The Planning and Zoning Commission meeting was adjourned at 8:01 pm.