

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

A. CALL TO ORDER

B. Roll Call

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

Members Absent: Payne, Dane, Huser

Staff Present: Isaac Pezley, Zoning Administrator

C. APPROVAL OF AGENDA

Motion By: French Seconded By: Garner

Move that the agenda be approved as printed.

Yes: 6 No: 0 Absent: 3

D. APPROVAL OF PREVIOUS MINUTES

Motion By: Olson Seconded By: French

Move that the minutes of the October 3, 2019 Planning and Zoning Commission meeting be approved.

Yes: 6 No: 0 Absent: 3

E. PUBLIC HEARING

None

F. REGULAR BUSINESS

1. Review and Discuss Preliminary Plat for Proposed Lots of the Pheasant Ridge Subdivision.

Pezley states this property is not located inside City limits but falls within the two-mile review area around the City. The applicants are proposing to divide the northeast corner of their property into three lots, Lot 1, 2, and 3. This property falls within the City's Future Land Use Plan's potential annexation area however, the Future Land Use Map does not designate the type of future use for this property. In staff's opinion 240th St is considered a future travel corridor and the properties located on 240th St. would potentially be developed as either commercial or industrial uses.

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

Bagelmann says in 2016 or 2017 this road was looked at a potential corridor. Garner says that she is very familiar with this road and it serves as a back cut from Waverly to Shell Rock. The Commission discusses 240th Street's connections to Highway 3 and Highway 218 and its ability to connect to those highways.

Olson says that there are currently residential properties along this road and how adding three more residential lots would affect the rest of the area. Pezley says that staff does not want to create a situation where there are residential properties being developed in an area where the Future Land Use Map shows commercial. This could potentially create a situation where commercial properties are moving into existing residential areas because the Future Land Use Map would allow them to.

French says that she thinks there are better roads that commercial properties could be developed on because 240th Street does not connect to Highway 218. Solheim agrees and says she thinks there are better access areas. Solheim asks for clarification that this property is not in the City limits and has County Zoning.

Olson asks how the County views this subdivision proposal. Pezley says that he believes it is currently zoned correctly for residential properties. Pezley states that because it falls within the two-mile review area the Planning and Zoning Commission reviews the proposal.

Motion By: Solheim Seconded By: Gritters

Move that the Planning and Zoning Commission recommend approval of the Preliminary Plat for Proposed Lots of the Pheasant Ridge Subdivision to the City Council.

Yes: 5 No: 1 (Olson) Absent: 3

2. Review and Discuss Plat of Survey for the properties located at 3401 E. Bremer Avenue, Waverly, IA.

Pezley states this Plat of Survey was brought before the Commission in October and the Commission asked to have the northern property line of the proposed Lot 3 moved to the north. The reason for the request was to allow the current El Sol Mexican restaurant the ability to rebuild using the current footprint if they would need to do so. Staff reached out to Herold-Reicks Surveying and they have submitted a new Plat of Survey showing the requested changes.

Bagelmann asks staff why the applicant moved the northern property line of Lot 3 19 feet instead of 20 feet. Pezley says he believes that they simply moved the property line to the other side of the proposed utility easement. There is also a parking lot on the proposed Lot 1 and parking lot are required to be 5 feet from property line so those setbacks may have played a factor in their decision as well. Olson asks to confirm that the proposed rear yard setback would currently be greater than the required 20 feet.

Motion By: Olson Seconded By: Garner

Move that the Planning and Zoning Commission recommend approval for the properties located at 3401 E. Bremer Avenue to the City Council.

Yes: 6

No: 0

Absent: 3

3. Review and Recommend on Ordinance Amendment to the Zoning Chapter (100).

Sections: 100.5.02 100.6.02 100.6A.02 100.7.02 100.8.02
 100.9.02 100.12.02 100.13.03 100.16.03 100.18.03
 100.28 Section D.1

Pezley states that staff attended a Planning and Zoning workshop and it was brought to staff's opinion that all Special Use Permit applications require a recommendation from Planning and Zoning Commission and be approved or denied by the Board of Adjustment. Currently all Special Use Permits require a recommendation from the Planning and Zoning Commission and be approved or denied by the City Council per City Code. These code changes would bring the City Code into compliance with Iowa Code.

Motion By: French

Seconded By: Solheim

Move that the Planning and Zoning Commission recommend approval of the ordinance amending Zoning Chapter 100 and specifically the sections listed above to the City Council.

Yes: 6

No: 0

Absent: 3

G. OLD BUSINESS

None

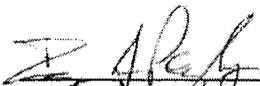
H. NEW BUSINESS

Bagelmann read a document addressing the Comprehensive Land Use Plan and the Commission's role in developing the Plan. Bagelmann also stated the Commission should start planning for the Comprehensive Land Use Plan starting in January of 2020.

I. ADJOURNMENT

The Planning and Zoning Commission meeting was adjourned at 7:31 pm.

Attest


Isaac J. Pezley, Zoning Administrator


Hank Bagelmann, Chairperson