

The area of land north of the alley between Bremer Avenue and 1st Avenue NW and between 1st Street and 2nd Street NW is currently zoned R-4, Multiple Family Residential – Transitional District. The City of Waverly desires to rezone the southeast quarter section of this block to C-3, Commercial (Central Business) District, to match the neighboring property south of the alley and is described as follows:

The South One-Half of Lots 1 and 2, Block 29 in Harmon and LeValley's Addition, Waverly, Iowa.

Chairperson Huser opened the public hearing; there were no visitors present to comment on the rezoning. Chairperson Huser did speak with Miriam Dorfman recently, and she did not have any objections to the proposed rezoning. There were no other public comments made known.

Secretary Passmore followed up on the parking lot questions from the last meeting as he handed out the FEMA letter that was sent to Mr. Huser and Mr. Crayne. This letter mentioned that a hard-surfaced parking lot would not be allowed per FEMA standards for the property purchased in the flood buy-out. Vice-Chairperson Soash reviewed some of the concerns with the Commission in regards to City Ordinances requiring hard surfaced parking lots. Administrator Crayne stated that he has and will continue to speak with representatives to handle the parking lot issue. He also emphasized the City's intent to rezone the area commercial to match the south half of the block and to place the existing building in conformance.

Chairperson Huser closed the public hearing.

Motion By: Edith Waldstein

Seconded By: Bob Juhl

Move that the Planning and Zoning Commission recommend to the City Council the rezoning of the south one-half of lots 1 and 2, Block 29 in Harmon and LeValley's Addition, Waverly, Iowa, from R-4 to C-3.

Yes: 6

No: 0

Absent: 0

Chairperson Huser abstained.

C. Regular Business:

1. Proposed Amendment to the Waverly Municipal Design Standards:

The Planning and Zoning Commission, at the request of the City Council and from discussion at previous Commission meetings, propose to amend Part 3 – Driveways of the current Municipal Design Standards. The proposed changes shall increase the maximum width allowed for residential driveways and are as follows:

- 3.06 Single-Family Residences
 - A. One driveway with maximum dimensions of **twenty-eight (28)** feet measured at the street side of the sidewalk and **thirty-four (34)** feet at the curb line will be allowed.
- 3.07 Two-Family Residences
 - B. One driveway per dwelling with maximum dimensions of **twenty-eight (28)** feet measured at the street side of the sidewalk and **thirty-four (34)** feet at the curb line will be allowed, except as noted in 3.06 F.

Chairperson Huser invited open discussion regarding the proposed amendment. Commissioner Juhl asked about the idea of varying driveway widths in respect to the setbacks from the residence. Secretary Passmore responded by going through how this proposal was arrived at. He stated that following the last meeting, in which many topics for and against wider driveways were presented, he questioned the City inspectors on their personal experience when they go and look at driveways. The inspectors stated that it is difficult for contractors to understand our current standards. They desired a standard that is easy to enforce, inspect and be understood by all parties. Varying driveway widths per setbacks would seem to add more confusion to this issue. Per these discussions and the previous meeting discussions, Secretary Passmore said that if a wider driveway standard is desired, then it is preferred to leave the standards as is, and just modify the actual widths allowed.

Commissioner Waldstein asked for clarification on why the topic was referred to the Commission from the City Council. Secretary Passmore explained that this issue really came from one particular variance request. He went through the procedure that a municipal design standard variance must adhere to before it reaches the City Council. The specifics of the case were reviewed. City Engineer Cherry reviewed many of the previous issues that need to be considered when setting driveway width standards. He stated that whatever the standard is, someone will always ask for a variance, and that this particular case was the first residential driveway width variance request he has received in his four years in Waverly. City Engineer Cherry reviewed a previous commercial driveway width variance request that he granted and explained how these requests are handled.

Administrator Crayne reviewed some of the concerns brought up by the City Council. Commissioner Rathe stated that she thought the current process worked well and asked if changes really needed to be made. Commissioner Juhl expressed concern in making the guidelines broader as a whole versus just addressing particular variance requests. Chairperson Huser emphasized that our standard only addresses the right-of-way and that a homeowner may do what they please on their own property.

The commission again compared Waverly's standard to that of Waterloo and Cedar Falls. Waverly allows in general, wider driveways than these cities. Standards for commercial uses were also discussed and City Engineer Cherry explained these different standards. Vice-Chairperson Soash stated that he thought the current standard for residential driveways was wide enough and saw no need to change them. Administrator Crayne expressed that the Commission should send a recommendation to the City Council on whatever the consensus would be, so the City Council can then act on that recommendation.

Motion By: Edith Waldstein

Seconded By: Bob Juhl

Move that the Planning and Zoning Commission recommend to the City Council to retain the current policies for residential driveways and pursue no amendments.

Yes: 7

No: 0

Absent: 0

2. Review of the Two-Mile Area Policy Agreement between Bremer County, Iowa and Waverly, Iowa.

Exhibit A, Map of Areas shall be investigated as it pertains to the southeast section of Waverly. The current area designation for this section just outside the City limits is area 3. The proper designation of this section will be discussed.

Vice-Chairperson Soash reviewed the area designations and the definitions behind them. He reviewed the area in question and explained about the recently annexed area that abuts this questioned area 3 designation. He stated that he would like to see this area moved to an area 1 designation. This would mean that any development would fall under City regulations.

The commission discussed that the new golf course development is what is pushing development to the southeast and that water and sewer is being placed in the area. Administrator Crayne explained that what the agreement serves to accomplish is to manage growth around the City. He does not see any negatives as far as this area being moved to an area 1 is concerned. Commissioner Rathe asked if the County would have a problem with this change. Administrator Crayne stated that discussion has not yet taken place with the County, as a direction from the Commission was desired first. Administrator Crayne also reviewed the entire process that would take place for this change to be accomplished. Commissioner Juhl asked why designate it area 1 versus area 2. Vice-Chairperson Soash responded because of its close proximity to the City limits and greater chance for annexation.

Planning and Zoning Commission Minutes
January 4, 2001

Motion By: Dean Soash

Seconded By: Peggy Rathe

Move that the Planning and Zoning Commission advise City Staff to pursue discussions with Bremer County to extend the area 1 designation to line up with the south City limits along Highway 218 over to Fern Avenue and report back to the commission.

Yes: 7

No: 0

Absent: 0

D. Old Business:

E. New Business:

F. Adjournment:

Motion By: Edith Waldstein

Seconded By:

The Planning and Zoning Commission adjourned.

Yes:

No:

Absent:

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