

**PLANNING AND ZONING COMMISSION MINUTES**  
**January 4, 2007**  
**7:00 p.m.**

A. Call to Order:

1. Members Present: Edith Waldstein, Chairperson  
Lake Lambert, Vice-Chairperson  
Hank Bagelmann  
Ann Bell, arrived at B.1  
Bill Wilson
- Members Absent: David Huser  
Ryan Keller
- City Officials Present: Jason Passmore, Secretary  
Gary Grace, Council Liaison  
Tab Ray, Director of Parks and Recreation

2. Approval of Agenda:

Motion By: Hank Bagelmann                      Seconded By: Lake Lambert  
Move that the agenda be approved as printed.  
Yes: 4                      No: 0                      Absent: 3

3. Approval of Previous Minutes:

Motion By: Bill Wilson                      Seconded By: Hank Bagelmann  
Move that the minutes of the December 7, 2006, Planning and Zoning  
Commission meeting be approved as amended.  
Yes: 4                      No: 0                      Absent: 3

4. Communications:

*Board of Adjustment Meeting – January 8, 2007 – Cancelled*

B. Public Hearings:

1. Public Hearing on the Special Provisional Use Request for the Waverly Health Center Tendrils Rooftop Garden Project.

Waverly Health Center, in coordination with InVision Architecture, has requested the special provisional use approval of their proposed Tendrils Rooftop Garden Project. This proposed addition to the Centennial Pavilion was granted a variance at the November Board of Adjustment meeting due to the height and

story requirements. The Centennial Pavilion was approved as a special provisional use in 2003. The property is located along the west side of 8<sup>th</sup> Street SW and the south side of 2<sup>nd</sup> Avenue SW. The property is currently zoned R-3 (Multiple Family Residential District) and the Comprehensive Future Land Use Map designates this area as Public, Government, Church and Recreational.

Chairperson Waldstein opened the public hearing and confirmed with Secretary Passmore that no public comments have been received. There being no public comments, Mrs. Waldstein closed the public hearing. Vice-Chairperson Lambert asked about fire equipment being able to reach this fourth story. Mr. Passmore mentioned the new fire truck that is being purchased and believed it would be capable to accommodate this addition. Mike Trachta, CEO of the Waverly Health Center, mentioned that the entire structure is sprinkled and the Rooftop Garden will also be sprinkled. Mr. Trachta further mentioned that the fire department's pumper truck can connect to a valve at the bottom of the building's stairwell and then hoses can be used at various levels if needed. Commissioner Bell confirmed with the Commission that she does not have a conflict of interest due to the fact that she is not employed by the Hospital but only rents space at the Hospital.

Motion By: Hank Bagelmann

Seconded By: Lake Lambert

Move that the Planning and Zoning Commission recommend to the City Council the approval of the special provisional use request for the Waverly Health Center Tendrils Rooftop Garden Project.

Yes: 5

No: 0

Absent: 2

C. Regular Business:

1. Review and Set Public Hearing on the Special Provisional Use Request for the City of Waverly Golf Maintenance Building Project.

The City of Waverly and the Waverly Golf Commission have requested the special provisional use approval of the proposed City of Waverly Golf Maintenance Building Project. This proposed new building would be located within the golf maintenance block that was just recently rezoned. The property is located along the west side of 7<sup>th</sup> Street SW and the south side of 4<sup>th</sup> Avenue SW. The property is currently zoned R-2 (One and Two Family Residential District) and the Comprehensive Future Land Use Map designates this area as Public, Government, Church and Recreational.

Secretary Passmore described the newly supplied site plan that shows the exact location of the proposed new building. Tab Ray, Parks & Recreation Director, stated that the two dilapidated storage sheds would be torn down and the equipment inside of those two structures would be placed into the new building. The entire south side of the block will then become a new parking lot constructed

by the Waverly Health Center. Commissioner Wilson asked about the approximate cost of the new building. Mr. Ray stated that the project has not gone out for quotes yet but that they are expecting between \$40,000 to \$45,000 for the building alone. Mr. Wilson asked for any elevation drawings and Mr. Ray stated that he would supply additional information for the public hearing. Mr. Passmore mentioned that the building is planned as only a one-story pole building with a peak height around 22-feet tall. Mr. Wilson asked about the proposed location and why it will not line up with the current golf maintenance building. Mr. Passmore explained that several factors went into this particular placement. He stated that current setbacks would not allow the buildings to line up and that the grassy area in the northeast corner would remain not only as a buffer for the neighboring residential properties but also because of the amount of utilities in this area. Commissioner Bell asked about any long range plan to replace the existing golf maintenance building. Mr. Ray stated that any long range plan would likely involve an entirely new location, but that there are no changes anticipated in the short term. Vice-Chairperson Lambert clarified with Mr. Ray that the north half of the block will not be hard surfaced except for a wash bay to the west of the new building. Mrs. Bell confirmed that the access to the new building will be on the west side and that street access will only be from 8<sup>th</sup> Street SW.

Motion By: Lake Lambert

Seconded By: Bill Wilson

Move that a public hearing for the special provisional use request for the City of Waverly Golf Maintenance Building Project be set for the Planning and Zoning Commission meeting on February 1, 2007.

Yes: 5

No: 0

Absent: 2

D. Old Business:

- The Commission discussed the current rezoning request by Wartburg College that is at City Council at the present time and the possibility that it will be subject to a protest. Commissioner Wilson confirmed with Secretary Passmore that all the proper notices were sent and that only one person spoke during the Commission's public hearing.
- Vice-Chairperson Lambert asked about parking lots and their requirements for either a special provisional use or a zoning change. Mr. Lambert questioned the OPW, Inc. rezoning as it relates to parking lots. Secretary Passmore mentioned that the OPW, Inc. property was proposed for rezoning not because of the current parking lot but because the owner desires to build a structure on the property in the future and make it more than a parking lot. Parking lots in general are acceptable uses in all zoning districts.

E. New Business: None

F. Adjournment:

Motion By: Bill Wilson

Seconded By: Lake Lambert

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No:

Absent: 2

This document was created with Win2PDF available at <http://www.win2pdf.com>.  
The unregistered version of Win2PDF is for evaluation or non-commercial use only.  
This page will not be added after purchasing Win2PDF.