

**PLANNING AND ZONING COMMISSION MINUTES**  
**January 8, 2004**  
**7:00 p.m.**

A. Call to Order:

1. Members Present: David Huser, Chairperson  
Elizabeth Hartman, Vice-Chairperson  
Ann Bell  
James Brandau  
Dean Soash

Members Absent: Lake Lambert  
Edith Waldstein

City Officials Present: Jason Passmore, Secretary  
Mike Cherry, City Engineer  
Gary Grace, Council Liaison

2. Approval of Agenda:

Motion By: Elizabeth Hartman                      Seconded By: James Brandau

Move that the agenda be approved as printed.

Yes: 5                      No: 0                      Absent: 2

3. Approval of Previous Minutes:

Motion By: Dean Soash                              Seconded By: Ann Bell

Move that the minutes of the November 6, 2003, Planning and Zoning Commission meeting be approved.

Yes: 5                      No: 0                      Absent: 2

4. Communications:

*Board of Adjustment Meetings for December and January - Cancelled.*  
*Board of Adjustment Meeting Minutes – November 10, 2003.*

B. Public Hearings: None

C. Regular Business:

1. Review and Set Public Hearing for the Special Provisional Use Request for St. Mary Catholic Church.

St. Mary Catholic Church has requested a special provisional use for the construction of a new parish center located in Northwest Waverly. The property was donated by John and Lelah Anhalt and is located west of the Hickory Heights subdivision and east of 20<sup>th</sup> Street NW. The current zoning of the property is A-1 (Agricultural District) which requires a public hearing be held for the special provisional use. The parish center location has changed from the original request that was unanimously approved by the Commission at a public hearing in October of 2002. The City Council reviewed the original request in October, 2002 and June, 2003, but ultimately denied the request on November 3, 2003. The new request incorporates the extension of County Meadows Drive west to 20<sup>th</sup> Street NW in an effort to ease the concern over the traffic volume to be produced on 20<sup>th</sup> Street NW. A shared traffic study by the Church and the City is currently underway to study the effect on 20<sup>th</sup> Street NW and will be completed by the public hearing.

Chris Foy represented the Church and began the discussion by reviewing the request and the recent history that has led up to this point. He pointed out that the actual church location has now moved to the east and that Country Meadows Drive will be built over to 20<sup>th</sup> Street NW. Mr. Foy also reviewed a concept drawing produced by the Anhalt family for the future development of their land.

Commissioner Brandau asked if any contact has been made with the neighboring residents in the Hickory Heights Subdivision or along County Meadows Drive. Mr. Foy responded that the church has not contacted any residents as of yet, but that they will attempt to do so before the public hearing. Vice-Chairperson Hartman asked if 12<sup>th</sup> Street NW will be included in the traffic study. Mr. Foy responded that the study will look at the overall impact of the church. Secretary Passmore mentioned the City's concern over 20<sup>th</sup> Street NW and that the study would focus not only on the overall impact of the church but the current and future state of 20<sup>th</sup> Street NW. Commissioner Soash asked about the extension of Country Meadows Drive and how it lines up with the 22<sup>nd</sup> Avenue NW. Mr. Passmore stated that 22<sup>nd</sup> Avenue NW will be north of the extension of Country Meadows Drive and that a better map showing this will be available at the next meeting.

Motion By: Ann Bell

Seconded By: Dean Soash

Move that a public hearing for the special provisional use request for St. Mary Catholic Church be set for the Planning and Zoning Commission meeting on February 5, 2004.

Yes: 5

No: 0

Absent: 2

2. Review and Discuss Potential Rezoning in the Southwest Quadrant.

The entire southwest quadrant was presented for review for potential Commission consideration for rezoning. Current non-conforming uses could be made into conformance through potential rezoning.

Secretary Passmore reviewed the supplied zoning maps with the Commission. Particular areas were discussed but there were no areas that the Commission desired to undertake for rezoning.

D. Old Business: None

E. New Business:

1. Secretary Passmore reviewed and handed out the newly readopted Bremer County and City of Waverly Two-Mile Area Policy Agreement. The original agreement came to expire this past month and both the City and the County desired to keep the agreement in place for another five year term.
2. Secretary Passmore reviewed with the Commission a new rezoning request in Bremer County within the 2-mile extraterritorial area by Mr. Gary DeBower. The requested area lies within an area 3 designation on the city/county agreement map and is only required for review by the Commission. The proposed rezoning is from A-1 to A-2 for the purpose of building a new home.

The Commission discussed the proposed area and did not see any problems with the request.

F. Adjournment:

Motion By: Elizabeth Hartman

Seconded By: Dean Soash

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2

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