

C. Regular Business:

1. Review and Recommendation of the Minor Subdivision Plat for Mel Schulz.

Mel Schulz, in conjunction with surveyor Terry Van Laningham, P.L.S., have submitted a minor plat for his property located along the east side of 12th Street NW. This plat was presented and approved by both the Planning and Zoning Commission and the City Council almost three years ago but it was never duly recorded. Per Ordinance Section 103.3.04.4, the plat shall be recorded within six months after City Council approval, or it is considered null and void. The minor plat entails the creation of four new parcels and is presently zoned R-1, single-family residential.

Quintin Goeke represented Mr. Schulz and explained why the plat did not get recorded the first time.

Motion By: Dean Soash

Seconded By: Elizabeth Hartman

Move that the Planning and Zoning Commission recommend to the City Council the approval of the minor subdivision plat for Mel Schulz along the east side of 12th Street NW.

Yes: 4

No: 0

Absent: 2

2. Review and Set Public Hearing on the Rezoning Request for the area around 10th Street NE – Bremer Road and 5th Avenue NE.

The City of Waverly, through Planning and Zoning Commission review, propose to rezone the two properties along the west side of 10th Street NE from A-1 (Agricultural District) to R-1 (Single-Family Residential District). The purpose for the rezoning is to conform the two non-conforming residential uses.

Mr. Passmore stated that he had spoken to the property owners and that they were supportive of the rezoning.

Motion By: James Brandau

Seconded By: Elizabeth Hartman

Move that a public hearing for the rezoning request for the area around 10th Street NE – Bremer Road and 5th Avenue NE be set for the Planning and Zoning Commission meeting on February 6, 2003.

Yes: 5

No: 0

Absent: 1

3. Review and Set Public Hearing on the Rezoning Request for the area east of 12th Street NE along East Bremer Avenue.

The City of Waverly, through Planning and Zoning Commission review, propose to rezone the properties on the east side of 12th Street NE along East Bremer Avenue from A-1 (Agricultural District) to R-1 (Single-Family Residential District). The purpose for the rezoning is to conform the non-conforming residential uses.

Secretary Passmore stated that he was able to speak with all the property owners and that they were acceptable to the zoning change. The Commission confirmed the existing zoning around the Bridal Spur Subdivision. Commissioner Juhl asked what affect this rezoning would have on neighboring C-2 or M-1 zoned property. Mr. Passmore stated that it would not affect the C-2 property but that the M-1 district does have more restrictive side-yard setback requirements when they are adjacent to residential districts. The Commission discussed and reviewed the M-1 property and did not see a conflict with the residential rezoning.

Motion By: Elizabeth Hartman Seconded By: Ann Bell

Move that a public hearing for the rezoning request for the area on the east side of 12th Street NE along East Bremer Avenue be set for the Planning and Zoning Commission meeting on February 6, 2003.

Yes: 5 No: 0 Absent: 1

4. Review and Discuss potential rezoning for the areas in the Northeast Quadrant.

The entire northeast quadrant was presented for review with Secretary Passmore supplying maps of the area. The Commission analyzed many non-conforming uses but found rezoning will not be appropriate. Mr. Passmore will research the Bremer Road area further for potential rezoning and bring back to the Commission if suitable.

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Dean Soash Seconded By: James Brandau

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5 No: 0 Absent: 1

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