



The southeast section of Waverly just outside the City limits is desired to be changed from its current area 3 designation to an area 1 designation, as shown on Exhibit A, Map of Areas. Discussion has taken place with Bremer County officials and they have proceeded with approval of the same amendment.

Secretary Passmore began discussion by clarifying the exact area proposed to be amended. He also stated that through talking to Doug Bird at Bremer County, the County's Planning and Zoning Commission has approved the amendment. INRCOG has been contacted to revise the map, at which time the amendment will go to the Bremer County Board of Supervisors. Vice-Chairperson Soash spoke in favor of the amendment due to the development that has occurred in the Centennial Oaks Golf Course Addition and the nearby availability of City water and sewer.

Motion By: Dean Soash

Seconded By: Bob Juhl

Move that the Planning and Zoning Commission recommend to the City Council the amendment of the Two-Mile Area Policy Agreement between Bremer County, Iowa and Waverly, Iowa as it pertains to a southeast section outside the City limits, from the south corporate limits along Highway 218 extended east to Fern Avenue, to be amended from area 3 to area 1.

Yes: 6

No: 0

Absent: 1

2. Review and Set Public Hearing on the Rezoning Request for the Griggs property in southeast Waverly.

Timothy and Jodi Griggs, owners of property in southeast Waverly along the Waverly Rail-Trail and along the Cedar River are requesting to rezone a part of their property from M-2 (Manufacturing) to A-1 (Agricultural).

Secretary Passmore handed out the new description for the area to be rezoned. Tim Griggs addressed the Commission and described his intentions for the property. He would like to build his new home on the property and also re-forest the surrounding area with the possibility to tree farm in the future. He stated that he is familiar with the past attempt at rezoning the area, which contributed to his preference to rezone it A-1. He desires to leave the north portion of his property in the M-2 zone so as to serve as a buffer, along with the natural buffer of the Rail-Trail.

Chairperson Huser distributed the meeting minutes from the previous attempt to rezone the area into a residential development. Commissioner Juhl asked about the one-quarter mile separation requirement in relation to the new Fox home. Secretary Passmore expressed that he and Mr. Griggs have discussed this potential issue and are aware of the requirement. Mr. Griggs added that an exact site location for his home has not been made at this time, although many sites would seem to be possibilities. The Commission then discussed many of the surrounding property owners in relation to the supplied map.

Vice-Chairperson Soash asked Mr. Griggs the location of the Fox home in relation to his west property line. Mr. Griggs estimated that the home was about 250 yards from his property line, therefore any of the eastern half of his property would be outside the one-quarter mile radius. The Commission discussed the access easement, drainage ways and the existing building on the north section of Mr. Griggs property.

Commissioner Rathe asked the Secretary if he saw any problems with the rezoning. Mr. Passmore responded that through many discussions with Mr. Griggs and his non-desire to develop the land in the near future, that A-1 looks to be the best option to rezone the property. Mr. Soash expressed his concern with the placement of the new residence. Mr. Huser questioned the Rail-Trail crossing. Mr. Passmore stated that this crossing was designated as such when the trail was constructed, therefore the asphalt was placed wider and laid thicker.

Mr. Juhl asked about the comprehensive plan and doubted that any manufacturing would go into this area. He recalled the biggest concern from the previous proposal to be a needed buffer area. Mr. Soash asked about City water and sewer services. Mr. Griggs responded that he intends sewer to be accomplished through private septic but that water is readily available with the well site being nearby. Mr. Soash asked that some site plan work for the placement of the new residence be done for the next meeting.

Motion By: Bob Juhl

Seconded By: Edith Waldstein

Move that a Public Hearing to rezone the Timothy and Jodi Griggs property in southeast Waverly along the Waverly Rail-Trail be set for the Planning and Zoning Commission meeting on March 1, 2001.

Yes: 6

No: 0

Absent: 1

D. Old Business:

Commissioner Juhl asked for an update on the driveway standard issue. Administrator Crayne explained the happenings of the City Council and the motions that were approved.

E. New Business:

F. Adjournment:

Motion By: Dean Soash

Seconded By: Bob Juhl

The Planning and Zoning Commission meeting adjourned.

Yes:

No:

Absent:

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