

PLANNING AND ZONING COMMISSION MINUTES
March 2, 2006
7:00 p.m.

A. Call to Order:

1. Members Present: Edith Waldstein, Chairperson
 David Huser, Vice-Chairperson
 Hank Bagelmann
 Ann Bell
 Lake Lambert
 Dean Soash
 Bill Wilson

Members Absent: None

City Officials Present: Jason Passmore, Secretary

2. Approval of Agenda:

Motion By: Hank Bagelmann Seconded By: Lake Lambert

Move that the agenda be approved as printed.

Yes: 7 No: 0 Absent: 0

3. Approval of Previous Minutes:

Motion By: Dean Soash Seconded By: Bill Wilson

Move that the minutes of the February 2, 2006, Planning and Zoning Commission meeting be approved.

Yes: 7 No: 0 Absent: 0

4. Communications:

Board of Adjustment Meeting – March 13, 2006 – Agenda

B. Public Hearings: None

C. Regular Business:

1. Review and Set Public Hearing on the Rezoning Request from Frank Kenealy for his property along 16th Street SW.

Frank Kenealy, in conjunction with surveyor Terry Van Laningham, P.L.S., has requested the rezoning of his property along the east side of 16th Street SW.

The property is located south of 10th Avenue SW and the zoning line currently splits the property. The north half of the property is zoned R-1 (Single-Family Residential District) while the south half is zoned A-1 (Agricultural District). The proposed rezoning is to place all the property in the R-1 (Single-Family Residential District) to allow for the remaining land to be platted into individual lots. The Comprehensive Future Land Use Map designates this area as residential.

Mr. Kenealy offered to answer any questions from the Commission. Commissioner Bell asked about the potential layout of the remaining property and how the new lots would get access to 16th Street SW. Mr. Kenealy responded that the current plan is to have a private access easement placed along the center adjoining property line of the potential four lots, with the two lots that abut 16th Street SW to possibly have their own driveways onto the roadway. Commissioner Lambert confirmed that 16th Street SW is seal-coated to the south end of Mr. Kenealy's property. Commissioner Wilson mentioned that the Future Land Use Map classified the property adjacent to 10th Avenue SW and west of 16th Street SW as commercial, while the remaining surrounding area to the south was marked as residential.

Secretary Passmore mentioned that the minor plat for this area will likely be brought to the next Commission meeting. Mr. Wilson confirmed with Mr. Passmore that the potential driveway spacing will be within City regulations and that it would be permissible if future lot #4 desires to share the common access easement with the two east lots. Commissioner Soash questioned if the Joachim property has access to 10th Avenue SW and if certain parcels are land locked. Secretary Passmore stated that the City would not encourage any further access points along the south side of 10th Avenue SW, east of 16th Street SW, and that consolidating existing access driveways is preferred. Mr. Soash mentioned that the Joachim property does have a farm access from 10th Avenue SW but does not have access from 16th Street SW. Mr. Passmore stated that if this property develops, it will be the developer's responsibility to obtain access corridors that would likely not affect Mr. Kenealy's property.

Motion By: Dean Soash

Seconded By: Ann Bell

Move that a public hearing for the rezoning request for the Frank Kenealy property along 16th Street SW be set for the Planning and Zoning Commission meeting on April 6, 2006.

Yes: 7

No: 0

Absent: 0

2. Review and Recommendation of the Minor Plat for the Rolling Hills Subdivision for the North Drainage Way and Parkland.

John Monaghan of Town & Country Homes, Inc., in conjunction with Schenk Engineering Co., has produced a plat of survey for a new parcel "C" within the Rolling Hills Subdivision. The new parcel is the north part of the storm water drainage way and parkland that was inadvertently left off of the Rolling Hills Second Addition Plat. This parcel will be deeded to the City of Waverly and plans for a bike trail through the parcel have been discussed with City staff.

Mr. Monaghan reviewed the request and stated that this should have been done with the previous plat, but that everything is still how they originally laid out the entire subdivision. Vice-Chairperson Huser confirmed that the Parks and Recreation Department were aware of the plat.

Motion By: David Huser

Seconded By: Hank Bagelmann

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Minor Plat for the Rolling Hills Subdivision.

Yes: 7

No: 0

Absent: 0

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: David Huser

Seconded By: Hank Bagelmann

That the Planning and Zoning Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 0

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