

Chairperson Huser opened the public hearing. Mr. John Swope of 322 7th St. NW spoke about the parking problems that he experiences in the area and his concerns over safety and the character of the neighborhood. Mr. Kent Hawley of 714 4th Ave. NW spoke in favor of the request but did echo the parking concerns in the area. Mr. John Wuertz of Wartburg College reviewed the request and addressed the parking concerns. He stated Wartburg's effort in the recent past to not only improve existing parking lots but create additional parking. He further stated that the College has adequate parking available for more than their current enrollment and that they do respond to complaints regarding certain vehicles.

Commissioner Hartman expressed her concern and asked what Wartburg will do to help the parking difficulties. Mr. Wuertz stated that current construction makes parking more difficult in the area but that the existing parking lots are not at capacity. The Commission discussed the potential of one side only parking along 7th St. NW and the City and Wartburg will further discuss this idea. Mr. Milton Wikstrom of 602 3rd Ave NW stated his concerns regarding safety, quality of life and utility accommodation for the residence hall addition. Mr. Huser closed the public hearing.

Commissioner Juhl confirmed that the parking lots that accommodate the majority of the students are on the west side of the campus. Mrs. Hartman questioned why the student vehicles park on the streets. Mr. Wuertz stated that Wartburg continues to ticket student vehicles not parking in their lots but further mentioned he did not believe this to be a large number. Mrs. Hartman desired some resolution regarding parking before she felt she could support the request. Vice-Chairperson Soash reviewed the additional parking lots that were presented as part of the street realignment project and encouraged disgruntled neighbors to contact the police if they have major problems.

Mr. Juhl asked when Wartburg intends to start the building project. Mr. Wuertz responded that they will start in either late spring or early summer. City Engineer Cherry addressed the concerns over utility accommodation and believed many of those concerns were addressed in the past few years. Commissioner Waldstein stated that she has noticed the change in traffic flow for the area but has not necessarily seen these parking problems.

Motion By: Dean Soash

Seconded By: Ann Bell

Move that the Planning and Zoning Commission recommend to the City Council the rezoning request from Wartburg College for their property on the east-half of the block between 3rd & 4th Avenues NW and between 7th & 8th Streets NW from R-2 to R-3.

Yes: 4

No: 1

Absent: 1

Commissioner Hartman cast the "No" vote.

2. Public Hearing on the Special Provisional Use Request from Wartburg College for the new residence hall addition to Grossman Hall.

Wartburg College has requested a special provisional use for the construction of their new proposed residence hall addition to Grossman Hall. The proposed location is on the east-half of the block between 3rd & 4th Avenues NW and between 7th & 8th Streets NW. The special provisional use will need to be contingent upon the rezoning of the area to R-3 (Multiple Family Residential District) and requires a public hearing be held for the special provisional use as a school related boarding house.

Chairperson Huser opened the public hearing. There were no further comments from the previous discussion, therefore Mr. Huser closed the public hearing. Commissioner Waldstein asked about the process to create one side parking along 7th St. NW. City Engineer Cherry reviewed the many details that would come into play when deciding upon which side to eliminate parking. Vice-Chairperson Soash asked Mr. John Wuertz if Wartburg could conduct some neighborhood meetings as in the past to help ease and alleviate these concerns. Mr. Wuertz said that Wartburg would hold some neighborhood meetings. Commissioner Juhl had difficulty in seeing the difference between a commercial business being required to have on-site parking and the way Wartburg addresses parking. Commissioner Hartman desired that a plan be in place to address these concerns before the Commission would move the request to the City Council. Mr. Huser asked if Wartburg could hold some neighborhood meetings while the City Council is processing the rezoning request. Mr. Wuertz agreed to do all they could to make these meetings happen as soon as possible.

Motion By: Dean Soash

Seconded By: Ann Bell

Move that the Planning and Zoning Commission recommend to the City Council the special provisional use request for the construction of Wartburg College's new proposed residence hall addition to Grossman Hall, contingent upon the rezoning of the property.

Yes: 3

No: 2

Absent: 1

Commissioners Hartman and Juhl cast the "No" votes.

3. Public Hearing on the Special Provisional Use Request for the Waverly-Shell Rock School Bus Garage along 35th Street NW (Hwy. 218).

The Waverly-Shell Rock Schools have requested a special provisional use for the construction of a new bus garage located in Northwest Waverly along the east side of 35th Street NW (Hwy. 218). The current zoning of the property is A-1 (Agricultural District) which requires a public hearing be held for a school special provisional use.

Chairperson Huser opened the public hearing. There being no comments, Chairperson Huser closed the public hearing.

Secretary Passmore briefly reviewed the new supplied drawing and the minor changes that have been incorporated. Mr. Darrel Wiltse of WSR Schools explained the septic system that will be put in along with the detention area that is being designed.

Motion By: Elizabeth Hartman

Seconded By: Bob Juhl

Move that the Planning and Zoning Commission recommend to the City Council the special provisional use request for the construction of a new Waverly-Shell Rock School bus garage located in Northwest Waverly along the east side of 35th Street NW (Hwy. 218).

Yes: 5

No: 0

Absent: 1

4. Public Hearing on the Special Provisional Use Request for the Waverly Municipal Hospital Addition/Expansion Project.

The Waverly Municipal Hospital has requested a special provisional use for the construction of their new proposed addition/expansion project. The current zoning of the property is R-3 (Multiple-Family Residential District) which requires a public hearing be held for the special provisional use as a hospital.

Chairperson Huser opened the public hearing. Mrs. CJ Burrier, area neighbor, asked about flooding and traffic issues and believed the expansion project would be a detriment to the area. Ms. Elizabeth Showler, area neighbor, expressed her concerns with the traffic and the storm water runoff. Mrs. Sharon Cashman, Hospital pharmacist, reviewed the drive-through pharmacy that will occur completely within the Hospital property. City Engineer Cherry stated that the Hospital will meet the City storm water retention requirements and that a traffic study will be done by the Hospital and the City to explore if any traffic signals or stop signs are warranted. Commission Hartman asked about the street classifications in the area. Mr. Cherry stated that both 2nd Ave. SW and 8th St. SW are both classified as collector streets. Mr. Dan Burrier expressed his displeasure with not having the traffic study done ahead of time and asked about the driveway entrances. Mr. Cherry reviewed the main driveways as they will line up with 9th St. SW and 3rd Ave. SW.

The Commission and neighbors discussed the philosophy behind having the doctors' clinics at the hospital. Mr. Burrier believed that this was the wrong direction for the City to proceed. Mr. Gary Burke, Hospital Board Member, expressed that this has been in the plans for a very long time and did not see a difference between a City Hospital versus a City Golf Course. Mr. Huser did not see this type of a discussion as for the Commission to debate. Mr. Ron Mathias asked about the process for any potential change in plan. Secretary Passmore reviewed how the City staff addresses either minor or major changes in a plan, but stated that plans could require to be brought back for approval.

Secretary Passmore further explained that construction documents will be supplied to the City to make sure all items are accounted for. There being no further comments, Mr. Huser closed the public hearing. The Commission confirmed the retention area on the plat. Commissioner Hartman asked about the ability for the two neighboring collector streets to handle the traffic. Mr. Cherry reviewed other collector streets in the City along with their traffic counts and the particular warrants that are required for signals or signs to be added to a street. The Commission discussed the special provisional use process and why this request was determined to require approval.

Motion By: Bob Juhl

Seconded By: Edith Waldstein

Move that the Planning and Zoning Commission recommend to the City Council the special provisional use request for the construction of the new Waverly Municipal Hospital Addition/Expansion Project.

Yes: 5

No: 0

Absent: 1

C. Regular Business:

1. Review and Recommendation of the Preliminary Plat for Rolling Meadow Subdivision – Phase 2 & 3.

Robert Robertson and Jean Robertson Brye, in conjunction with their engineer, Butch Kehe, have submitted the preliminary plat for the Rolling Meadow Subdivision – Phase 2 & 3. The proposed use is primarily for residential development with three lots intended for commercial use along 10th Avenue SW. The preliminary plat checklist has been provided along with review comments from the Parks and Recreation Commission.

Secretary Passmore briefly reviewed the plat and stated that the City requirements have been met with some minor notes to be added to the plat. He stated that there are issues that need to be resolved during the construction document review and final plat, most notably how to deal with the existing medians. Vice-Chairperson Soash asked about the Parks and Rec. concerns. Mr. Kehe noted that some have already been taken care of and that others will also be addressed. Mr. Soash stated his concern over the access to the commercial lots along 10th Ave. SW. City Engineer Cherry stated that this is a major concern of the City also that will be reviewed.

Motion By: Elizabeth Hartman

Seconded By: Dean Soash

Move that the Planning and Zoning Commission recommend to the City Council the approval of the preliminary plat for Rolling Meadow Subdivision – Phase 2 & 3.

Yes: 5

No: 0

Absent: 1

2. Review and Set Public Hearing on the Rezoning Request for the Proposed Highpoint Addition.

Mr. Joel Lindaman, in conjunction with Van Winkle-Jacob Engineering, propose to rezone the proposed Highpoint First Addition subdivision from A-1 to R-1 and R-3. A conceptual layout for the potential Highpoint Addition in its entirety is provided for informational purposes only. The property is currently A-1 (Agricultural District) with proposed districts of R-1 (Single-Family Residential District) and R-3 (Multiple-Family Residential District). Platting requirements are currently under discussion with a preliminary plat anticipated for the April Commission meeting.

Mr. Chuck Franken represented Highpoint Addition and briefly reviewed the proposed subdivision. The Commission reviewed the layout and expressed their concerns more with platting and the number of cul-de-sacs proposed. The developer expressed their desire to work with the City and make any changes that are mutually beneficial.

The Commission also discussed the history of the land and the previous request for the area that came before the Commission approximately three years ago. The developer better explained the proposed R-3 zoning to accommodate their zero-lot line homes, of which pictures were presented for review.

Motion By: Bob Juhl

Seconded By: Ann Bell

Move that a public hearing for the rezoning request for the proposed Highpoint Addition be set for the Planning and Zoning Commission meeting on April 3, 2003.

Yes: 5

No: 0

Absent: 1

3. Review of a potential ordinance amendment.

The City has been approached by Mr. Mike Sheehan to review a potential ordinance amendment that would mirror an existing amendment. Section 100.21.10 Modification of Rear Yard Building Setback Lines was adopted in February of 2001 and allowed lots adjacent to the Centennial Oaks Golf Club Addition to have a 20-foot rear-yard setback. The standard residential setback requirement is 30 feet. This potential amendment would involve allowing this same 20-foot rear-yard setback to apply to property adjacent to the Waverly Municipal Golf Course.

The Commission discussed the previous ordinance amendment and how it was created. Vice-Chairperson made a motion to recommend the ordinance amendment but it did not receive a second. The Commission agreed to bring this item back at their next meeting.

D. Old Business:

Vice-Chairperson Soash gave a brief summary of the current 3rd Street SE bridge committee discussions and mentioned that decisions are progressing well.

E. New Business: None

F. Adjournment:

Motion By: Dean Soash

Seconded By: Elizabeth Hartman

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 1

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