

PLANNING AND ZONING COMMISSION MINUTES
March 7, 2002
7:00 p.m.

A. Call to Order:

1. Members Present: David Huser, Chairperson
 Dean Soash, Vice-Chairperson
 James Brandau
 Elizabeth Hartman
 Bob Juhl
 Edith Waldstein

Members Absent: Peggy Rathe

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

2. Approval of Agenda:

Motion By: James Brandau Seconded By: Elizabeth Hartman

Move that the agenda be hereby approved as printed.

Yes: 5 No: 0 Absent: 1

3. Approval of Previous Minutes:

Motion By: Edith Waldstein Seconded By: Dean Soash

Move that the minutes of the February 7, 2002, Planning and Zoning Commission meeting be approved.

Yes: 5 No: 0 Absent: 1

4. Communications:

Board of Adjustment Agenda - March 11, 2002
Updated Zoning Code – Chapter 100

B. Public Hearings: None

C. Regular Business:

1. Review and Recommendation of the Minor Subdivision Plat for Willow Lawn 4th Addition, Replat of Lots 2-4, Block 4.

Scott Ramker of Ramker Construction & Supply Inc., desires to replat their lots 2-4 of block 4, in Willow Lawn 4th Addition that is located along 1st Avenue NW.

Terry Van Laningham, P.L.S. has produced a plat of survey detailing the two new parcels (I and J) and their descriptions. The five-foot easement in the rear of the lots will remain in place and is the only easement of concern. The purpose of the replat is to create larger sized building lots. Due to the subdivision of Willow Lawn 4th Addition, and because no dedication of streets is proposed, approval of a minor subdivision is required.

Secretary Passmore began the discussion by reviewing the supplied information. Scott Ramker added that they have a customer desiring to build a house that wouldn't fit on the original sized lots and propose to split these three lots into two larger sized lots. Scott stated that this replat would allow these lots to meet the demand for lots large enough to accommodate three car garages.

Vice-Chairperson Soash asked about the terminology difference between a plat revision versus a minor subdivision plat. Secretary Passmore agreed that this is more of a replat, either of which require the same approval process.

Motion By: Dean Soash

Seconded By: Bob Juhl

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Minor Subdivision Plat for Willow Lawn 4th Addition, Block 4, replatting Lots 2, 3 and 4 into parcels I and J.

Yes: 5

No: 0

Absent: 1

D. Old Business:

1. Review a quarter section of the City of Waverly to identify potential rezoning possibilities.

At the January 8th Planning and Zoning Commission meeting, the Commission desired to take a look at quarter sections of the City of Waverly, identifying potential rezoning possibilities. These rezoning possibilities would address non-conforming uses with the intent that the City initiate conformance through the rezoning process with the concurrence of the owners. The Northwest quadrant is presented for review.

Secretary Passmore began the discussion by reviewing the supplied maps of various sections of the northwest quadrant. The area of most concern to the Commission was the large manufacturing zone between 6th and 7th Avenue and 1st and 8th Street. This zone lies between residential zones on the north, south and west sides. There are many single or two-family residences located in this M-1 district that could potentially be rezoned to the adjoining residential districts. The commercial businesses in the area are mainly Croell Redi-Mix and Strotman Building Center.

The Commission identified two particular areas that could be incorporated into the R-2 district. The first area being the two blocks west of 6th St. NW to Wartburg's property, and between the railroad and alley between 5th and 6th Avenue NW. The second area was identified to be between 2nd and 5th Street NW and between the railroad and 6th Avenue NW. Both of these areas contain residential dwellings as non-conforming uses in the M-1 district. The Commission also discussed the north side of the railroad but choose to leave this area alone and let development lead any changes. Issues relating to the dryrun and how the floodplain ordinance regulates these areas were also discussed.

The Commission discussed various other areas in the northwest quadrant, and although non-conforming uses were found in spot locations no specific areas could be identified for rezoning.

E. New Business: None

F. Adjournment:

Motion By: Dean Soash

Seconded By:

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 1

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