



The Comprehensive Land Use Map designates this area as Commercial and the rezoning would match the adjacent property to the north. The affected properties consist of a bank, eye clinic, dialysis center and a vacated bank.

Chairperson Waldstein opened the public hearing. There being no public comments, Mrs. Waldstein closed the public hearing. Commissioner Bagelmann asked about the differences between the two zoning classifications. Secretary Passmore stated that the S-1 District is similar to a planned development district as it requires a complete plan be submitted and approved, whereas in a C-2 District a project just needs to meet all the required setbacks and restrictions. He mentioned that due to the age of this particular shopping center, there is no plan to govern the development and for most zoning purposes it is reviewed like a C-2 District. He further mentioned that the street acts as a natural buffer between the shopping center and these four properties and that changing the zoning to its more proper designation would cause much less confusion in the future. Mr. Passmore stated that he did receive two phone calls from neighboring property owners and they did not have a problem with the request. Commissioner Bell confirmed that this request was from the City and that there are no current plans to redevelop these lots.

Motion By: David Huser

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the rezoning request for the Lots Along 3<sup>rd</sup> Avenue NW in Willow Lawn First and Second Additions.

Yes: 6

No: 0

Absent: 1

C. Regular Business:

1. Review and Recommendation of the Replat of Lots 65 & 66 in Centennial Oaks Golf Course Addition.

John McKee, in conjunction with Terry Van Laningham, P.L.S. Inc., has produced a replat of Lots 65 & 66 in Centennial Oaks Golf Course Addition. The property is currently zoned P-D (Planned Development District) and the Comprehensive Future Land Use Map designates this area as Residential. The replat will better distribute land between the two lots to enable a new proposed dwelling to be properly located on Lot 65 and both lots will continue to easily meet minimum zoning requirements.

Commissioner Bell confirmed that the minimum lot width will still meet the zoning requirements. Secretary Passmore described the original two lots and stated that the original Lot 65 significantly narrowed up in the rear making it difficult for a house to meet all the side-yard setback requirements.

Motion By: Lake Lambert

Seconded By: Hank Bagelmann

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Replat of Lots 65 & 66 in Centennial Oaks Golf Course Addition.

Yes: 6

No: 0

Absent: 1

2. Review of Strategic Planning and Goal Setting Document.

The Waverly City Council and Administration Department recently produced and approved a strategic planning and goal setting document for 2007.

Secretary Passmore briefly reviewed the document and mentioned that this was provided as an information item to the Commission. Council Liaison Grace reviewed the process that both City Council and staff directors went through to create this document and reviewed some of the identified projects.

D. Old Business: None

E. New Business: None

F. Adjournment:

The Planning and Zoning Commission meeting adjourned.

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