

1. Review and Set Public Hearing on the Special Provisional Use Request for the Commercial Storage Units for E&S Properties at 715 River Park Drive.

E&S Properties has requested the special provisional use approval of their proposed new commercial storage units. This proposed new building would be located along the east side of the cul-de-sac on River Park Drive and south of 6th Avenue SE. The property is currently zoned R-3 (Multiple Family Residential District) and the Comprehensive Future Land Use Map designates this area as Residential. E&S Properties currently owns the multiple-family units (Joy Apartments) on River Park Drive.

Jeff Soash of E&S Properties offered to answer any questions and briefly reviewed the project. Commissioner Wilson confirmed that the area was recently rezoned R-3 from U-1 approximately two years ago and all that was under consideration was the specific use of the site. Secretary Passmore also noted that during the rezoning process the City amended the Comprehensive Land Use Plan and also did an ordinance amendment that addressed this type of a joined residential and commercial storage use as a special provisional use.

Commissioner Lambert asked about a potential new driveway. Mr. Soash responded that the primary drive access would come off of the cul-de-sac. Chairperson Waldstein asked about the intended use of the higher section of the proposed building. Mr. Soash mentioned that this part of the building would be used for storage of taller equipment from his business, Dean's Light Box. Mrs. Waldstein confirmed that this type of commercial use was consistent with the special provisional use conditions. Mr. Lambert asked about any signage for the proposed use. Mr. Passmore stated any signage would need to meet the R-3 requirements and Mr. Soash added that his building would not have any signage.

Motion By: Ryan Keller

Seconded By: Lake Lambert

Move that a public hearing for the special provisional use request for commercial storage units for E&S Properties at 715 River Park Drive be set for the Planning and Zoning Commission meeting on June 7, 2007.

Yes: 5

No: 0

Absent: 2

2. Review of proposed ordinance amendment.

The proposed amendment includes numerous changes that have been discussed in past meetings and will clarify the intent of certain codes or clean up sections that need to be addressed. Review of the amendment is desired with potential recommendation at the next meeting in June.

Chairperson Waldstein asked for any questions from the Commission or the public regarding the proposed changes. Secretary Passmore mentioned that the primary public item of interest was related to the allowable size of accessory buildings. He stated the current code has a maximum allowable square footage requirement of 1000 square feet no matter how large of a lot one might have and

that this maximum is proposed to be increased. Mr. Passmore reviewed the entire accessory building code and mentioned that he does receive requests from property owners who own large parcels and desire more accessory building square footage than is currently allowed. Mr. Bob Schluter of 1007 10th Avenue SW addressed the Commission and spoke in favor of increasing the maximum allowable square footage for lots similar to his that are an acre or more in size. Mr. Schluter stated that most people who own large parcels want to be able to use their land better and that this current size limit restricts that ability. Commissioner Bagelmann removed himself from the discussion relating to accessory buildings because he owns a large parcel that could stand to benefit from this type of an amendment. Commissioner Lambert suggested that a new limit could be created in the code for a lot that is one acre or more so that it would create a distinction between most lots in a subdivision that would be less than an acre. Commissioner Wilson added that some compromise seems to be appropriate for the larger lots in town. The Commission discussed the theory behind the ordinance and the potential issues that arise in the future when large parcels are split to create residential lots. Mr. Passmore reviewed accessory building codes from seven different Iowa cities and the Commission discussed some of these different restrictions. Mr. Frank Kenealy of 1213 16th Street SW spoke in favor of increasing the square footage amount and preferred that a percentage of the lot size be used. Mr. Passmore mentioned that a potential amendment needs to be easily understood and enforceable. Commissioner Keller mentioned that most new lots in a subdivision will have restrictive covenants that will be enforced before any City ordinance. Mr. Passmore explained that this code only applies to detached structures and that attached garages to the house are considered part of the main structure. The Commission discussed what a new potential maximum square footage should be and directed Mr. Passmore to bring back a final proposal for the next meeting.

Mr. Bagelmann returned to the discussion. Mrs. Waldstein clarified that the proposed additional story referenced in the exceptions and modifications section would allow an additional story on a building as long as it was still under the maximum height allowed. Mr. Lambert confirmed that the consistent change from "parties" to "property owners" for notification purposes was to better clarify who should be notified, but added that sometimes renters should also be notified depending upon what is being proposed. Mr. Passmore stated that in many instances the City will notify the property address along with the owner, especially if the owner is out-of-state, but noted that the intent of this change was to more closely mirror state code. Mrs. Waldstein clarified that the increase in area required for on-site sewage treatment and water distribution was to mirror Bremer County ordinances, as Bremer County administers and inspects these systems inside the City limits.

D. Old Business: None

E. New Business:

- Secretary Passmore handed out a Southeast Waverly Trail Plan produced by City staff as information on existing and future trails in the area.
- Secretary Passmore mentioned that the election of officers will take place at the next meeting in June.
- Commissioner Bagelmann mentioned that the updated Comprehensive Land Use Plan is going on three years of age and considering the amount of time that goes into the plan, it could be time to start this process again. Mr. Bagelmann acknowledged that the first step in this process is to allocate funds for it in the next available budget and Council Liaison Grace stated that the City Administrator has usually accommodated for this process every five years.

F. Adjournment:

There being no further business, the Planning and Zoning Commission meeting was adjourned.

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