



C. Regular Business:

1. Review and Recommendation of a Minor Subdivision Plat for Waverly Investments, LLC, for the property located at the north 125 feet of Outlot "A" in Centennial Oaks Golf Club Addition Plat.

Waverly Investments, LLC, along with their Surveyor, VJ Engineering on behalf of the current owners of the Centennial Oaks Golf Club L.C., has requested the splitting of the north 125 feet of Outlot "A" in Centennial Oaks Golf Club Addition, located in southwest Waverly. The property is located on the west side of 3<sup>rd</sup> St. SW, approximately 350 feet south of the intersection of 3<sup>rd</sup> St. SW and Oak Wood Circle. The minor plat will create one additional lot (Parcel "X") that will be a part of the adjacent Parcel "E" and will create access to 3<sup>rd</sup> St. SW and 4<sup>th</sup> St. SW for the undeveloped land.

Secretary Kohout noted to the Commission that an email was sent by Arthur Anderson, President of Centennial Oaks, LLC that indicated they were in contact with Mr. Jim Benda to work out an agreement. The letter also indicated the City may need to sign off on the parkland agreement as part of the approval for Centennial Oaks when it was established as part of a Planned Development. Staff recommended the item be tabled in lieu of this information.

The Commission discussed with staff the issues with Centennial Oaks and its establishment as a planned development. Some of the concerns expressed during this discussion included whether a public hearing needs to be convened due to the nature of the request. It was motioned by Commissioner Waldstein and Seconded by Vice-Chairperson Bagelmann to postpone the decision on this request in lieu of the information received via email and to give staff time to investigate the matter.

Motion By: Edith Waldstein

Seconded by: Hank Bagelmann

Move: To postpone action on Outlot "A".

Mr. Jim Benda was granted permission to address the Commission and he indicated the intention of the letter submitted via email from Mr. Anderson was that the Commission move forward with a condition that more information come later regarding access across the land being discussed. Mr. Benda wanted the Commission to make a recommendation. He explained tenants desire to have rear access and that the City presented them with the idea to approach Centennial Oaks about this and that there be no delay in going to the City Council next month.

Lambert explained the difference between amending a subdivision plat and this being a planned development; they could defeat motion on floor and move forward. He explained that Mr. Benda could move to the Council with this proposal and seek a super majority.

Waldstein inquired to Secretary Kohout if there is additional information on the City suggesting this be postponed and if the City recommended postponing.

Kohout explained that staff did suggest this due to not anticipating the Centennial Oaks non-agreement at this point in the request process.

Wilson inquired on the property dimensions and proposed usage.

Benda responded 600 sf for curb cut into 3<sup>rd</sup> Street SW and it will not be used for primary access. People in Centennial Oaks would be able to utilize the east access. He further explained the DOT may locate a raised median in front of the property, limiting access from the west.

Waldstein questioned if any action on the parcel by the Commission will affect the development of the property.

Benda said that allowing the option to potential tenants by seeking the availability for rear access in addition to the existing 4<sup>th</sup> Street access would add to the desirability of the property to potential tenants.

Wilson proposed recommending approval to City Council pending agreement with Waverly Investments and Centennial Oaks.

Keller inquired if Mr. Anderson, in his letter, indicated his approval for going ahead with the proposal. Kohout responded that Mr. Anderson expressed concerns in the letter. Benda added that most of the concerns could be addressed through Building and Zoning code ordinances.

Bagelmann asked if Parcel "X" would become part of Parcel "E" or not. Kohout explained it would depend on how it would be platted. Benda added that because the property is considered parkland that meets the development

requirements, they may not own it, but may be granted an easement or purchase the property.

Lambert indicated the Planning and Zoning Commission's role is to review Centennial Oaks desire to parcel off a piece of property from a land use



Lambert noted the concerns to resolve were:

- If parcel requires a zoning change or easement to accommodate said access across Outlot "A"
  - Potential impact to neighbors
  - Parkland reimbursement to the City of Waverly
  - Whether details in the letter need to be expanded on
  - Whether Centennial Oaks board needs to approve
  - Invite Centennial Oaks to the City Council meeting
  - Need a letter from Centennial Oaks that they request their property be subdivided.
2. Review of a Bremer County Rezoning Request for Grant and Heather Keseberg Northeast of Waverly.

Grant and Heather Keseberg are requesting Bremer County rezoning from A-1 (Agricultural District) to A-2 (Modified Agricultural District) for a 2.8-acre parcel of property on the south side of 200<sup>th</sup> Street, west of Hawthorne Avenue. The proposed rezoning is within the City's 2-mile boundary and is classified as an area 3 per the City's map of areas. Zoning requests are brought before the City for comments while approval is by the County.

Comments: None

3. City of Waverly Strategic Planning Document and City of Waverly Goal Setting Reports.

The City Council completed a Strategic Planning Document on February 21, 2008. In addition, the Council also completed its Goal Setting Report on January 18, 2008.

D. Old Business:

E. New Business:

- Letter to staff on location of future wind turbine sites under consideration by Mike Miller in Waverly City Limits
- Discussion on wind turbines and ordinances on setting guidelines on wind turbines.

F. Adjournment:

Motion By: Edith Waldstein

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 6

No: 0

Absent: 1