

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.

Secretary Passmore stated that he had not received any public comments and Chairperson Waldstein opened the public hearing. There being no public comments, Mrs. Waldstein closed the public hearing. Commissioner Keller mentioned that he had spoken with Winston White at 701 River Park Drive and that Mr. White had no concerns with the proposed project. Mr. Keller stated that he thought Mr. White would be most affected by the project and confirmed that the location is in the 100-year floodplain. Mr. Passmore stated that the building will be required to meet the proper floodplain elevations and that the owners are currently working with a surveyor to establish the lowest floor elevation. Commissioner Bagelmann confirmed that the existing garages near the apartments have been in existence for awhile and further confirmed the proposed new building dimension to be 44 feet by 132 feet.

Motion By: David Huser

Seconded By: Hank Bagelmann

Move that the Planning and Zoning Commission recommend to the City Council the special provisional use request for the residential and commercial storage and garage units for E&S Properties at 715 River Park Drive.

Yes: 5

No: 0

Absent: 2

C. Regular Business:

1. Review and Recommendation 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. The amendment was reviewed at the May 3, 2007, meeting.

Secretary Passmore reviewed sections of the amendment and the previous discussion at the last meeting. Steve Kemming addressed the Commission and stated his support for the amendment and the increase in accessory buildings for lots larger than an acre. Mr. Kemming also stated that many of his neighbors are in favor of this amendment as they also own multiple acres. Mr. Passmore stated that the amendment would only affect detached buildings and that there are not specific square footage limitations on attached garages.

Commissioner Dickman asked about the amendment language to change the notification requirements to property owners versus parties and asked if renters would also receive notification. Mr. Passmore stated that the amendment was intended to clarify what was meant by the term parties and that changing it to

property owners would mirror the state code. He further stated that in addition to the letters that get sent out, the public hearing is published in the paper and the agendas are available on the City website. Mrs. Dickman stated that she thought the renter and the property owner should be notified.

Following the motion by Commissioner Bagelmann and second by Commissioner Keller, Mrs. Dickman proposed to amend the motion by including the notification requirements be sent to the property addresses and the property owners. There being no second to the motion to amend, the motion died.

Mr. Passmore reviewed the amendments related to the changes in the commercial dimensional requirements that specified a requirement for the sum of the side-yards in addition to a side-yard requirement. He mentioned that these sums of side-yard requirements have been removed and in some cases replaced with missing rear-yard setback requirements. He stated that as with the entire proposed amendment, the goal was to be consistent and clarify the code. Commissioner Huser confirmed that the amendment relating to signs in the R-3 district was to remove all references to signs outside of the actual sign code section to eliminate any confusion or conflict. Mr. Huser confirmed that the amendment to the U-1 special provisional use language was to duplicate the other special provisional use language which is much clearer. Mr. Huser confirmed that the amendment on the private water and sewer that will increase the lot size to an acre is so that City code would mirror Bremer County regulations.

Motion By: Hank Bagelmann

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the proposed ordinance amendment.

Yes: 4

No: 1

Absent: 2

Commissioner Dickman cast the "No" vote.

2. Election of Officers.

Per Chapter 44 of the Waverly Municipal Code, the first organizational meeting of the Planning and Zoning Commission held in May of each year is the time and place to elect a chairperson and vice-chairperson. This election was inadvertently left off the May agenda and will be addressed at this time. The elected officers shall serve concurrent terms of one (1) year.

Motion By: David Huser

Seconded By: Ryan Keller

Move that Lake Lambert be elected as Chairperson of the Planning and Zoning Commission for the 2007-2008 term.

Yes: 5

No: 0

Absent: 2

Planning and Zoning Commission Minutes
June 7, 2007

Motion By: Hank Bagelmann

Seconded By: Ryan Keller

Move that Edith Waldstein be elected as Vice-Chairperson of the Planning and Zoning Commission for the 2007-2008 term.

Yes: 5

No: 0

Absent: 2

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Ryan Keller

Seconded By: David Huser

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2

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