

John Monaghan, developer of the Rolling Hills Addition in east Waverly, has requested the rezoning of his land south of East Bremer Avenue for the Rolling Hills Third Addition. The proposed zoning is R-2 (One and Two Family Residential District) and a majority of the third phase is currently zoned R-2, while other portions are zoned C-2 (Commercial District) and R-4 (Multiple Family Residential – Transitional District). Rolling Hills Third Addition is planned for single-family residential lots with a new street connection from East Bremer Avenue into the existing first two phases. The existing adjacent house to the west of the proposed third phase, 3308 East Bremer Avenue, is also included in the request and is currently zoned C-2. The Comprehensive Land Use Map designates this area as Residential and Commercial, similar to the existing zoning. The existing Commercial area is being requested to be amended to Residential.

Mr. Monaghan represented the request and offered to answer any questions. Secretary Passmore noted that he was able to speak with the owner of 3308 East Bremer Avenue, Mr. Lashbrook, and he was agreeable to be included in the rezoning request. Commissioner Wilson asked about the remaining land to the west of this area and confirmed that this is currently owned by a church. Mr. Wilson further confirmed that if a church were to develop on that property the Commission would review it as a special provisional use. Mr. Passmore also noted that the church property contains multiple zoning districts that could be cleaned up at the time a special provisional use request would be submitted. Chairperson Lambert asked about the potential cul-de-sac to the south and if that road should be stubbed for future development to the south. Mr. Passmore stated that this rezoning request only incorporated a conceptual plan to give the Commission an idea of what Mr. Monaghan is planning and that when a plat is presented, review will take place on whether a cul-de-sac is appropriate. Mr. Monaghan mentioned that his land on the south end significantly drops in grade which would not lend itself well to a road extension.

Motion By: Edith Waldstein

Seconded By: Hank Bagelmann

Move that a public hearing for the rezoning request and comprehensive land use amendment for the Rolling Hills Third Addition be set for the Planning and Zoning Commission meeting on September 6, 2007.

Yes: 7

No: 0

Absent: 0

2. Review and Recommendation of the Minor Plat for Lot 3 in the Waverly Industrial Plaza in Southwest Waverly.

The City of Waverly, in conjunction with Terry Van Laningham, P.L.S., has produced a plat of survey to split the remaining south 268 feet of Lot 3 in the Waverly Industrial Plaza. The property is zoned M-1 (Light Industrial District) and the Comprehensive Land Use Map designates this area as Commercial/Industrial. The split will create two parcels, each 134 feet wide by 550 feet deep. The City has interested parties in both new parcels.

Secretary Passmore reviewed the plat and mentioned that purchase agreements may be in place when the plat is presented to City council for approval on August 20, 2007. Commissioner Wilson confirmed that side-yard setbacks are zero in the M-1 district allowing these narrow lots to be fully utilized. Secretary Passmore mentioned that the building code will likely require a small setback on the side-yard even though there is not a zoning side-yard setback. Commissioner Baglemann confirmed the depth of the lots to be 550 feet.

Motion By: Ryan Keller

Seconded By: Edith Waldstein

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Minor Plat for Lot 3 in the Waverly Industrial Plaza.

Yes: 7

No: 0

Absent: 0

3. Review of Approved Ordinance Amendment.

Included for review was the final draft of the recent zoning ordinance amendment that was approved by City Council on July 16, 2007. Secretary Passmore reviewed the changes that occurred at City Council in relation to the notification boundary from what the Commission recommended. Commissioner Keller asked about the reasoning to amend this recommendation. Council Liaison Grace explained that the Council desired to provide more notice than less notice. Mr. Grace and Mr. Passmore also reviewed the discussion that took place at Council in relation to the accessory building size amendment.

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Edith Waldstein

Seconded By: Ryan Keller

That the Planning and Zoning Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 0

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