

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.

Chairperson Lambert opened the public hearing. There being no public comments, Mr. Lambert closed the public hearing. Commissioner Bagelmann confirmed that the Lashbrook property was still in favor to be included in the request. Secretary Passmore mentioned that Mr. Lashbrook did recently sign the application and is in favor of the rezoning. Mr. Passmore further mentioned that contact was made with three of the surrounding property owners and all of them did not have any concerns with the rezoning. Mr. Lambert questioned the timing of when a preliminary plat would be presented. Mr. Passmore stated that in his conversations with Mr. Monaghan, a plat would likely be presented this winter following the approval of the rezoning request.

Motion By: Edith Waldstein

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the rezoning request and comprehensive land use amendment for the Rolling Hills Third Addition.

Yes: 6

No: 0

Absent: 1

C. Regular Business:

1. Review and Set Public Hearing on the Special Provisional Use Request for the Vineyard Community Church.

Vineyard Community Church has requested the special provisional use for the expansion of their current facility at 319 West Bremer Avenue. The zoning of the property is C-3 (Commercial Central Business District) and the Comprehensive Land Use Map designates this area as Commercial. The Church is proposing to expand to the east and co-occupy the current Waverly Newspapers building at 311 West Bremer Avenue. Approval of the current location was granted by the City in December of 2004.

Pastor Bill Carpenter was present and offered to answer any questions that the Commission might have regarding the expansion.

Motion By: Hank Bagelmann

Seconded By: Edith Waldstein

Move that a public hearing for the special provisional use request for the Vineyard Community Church be set for the Planning and Zoning Commission meeting on October 4, 2007.

Yes: 6

No: 0

Absent: 1

2. Review and Set Public Hearing on the Special Provisional Use Request for the Waverly Dog Park.

The Waverly Dog Park Committee, in conjunction with the Leisure Services Department, has requested the special provisional use of the proposed Waverly Dog Park. This public facility would be located along 8th Street SE in front of the Waste Water Treatment Facility, near the Soccer Complex. The zoning of the property is A-1 (Agricultural District) and the Comprehensive Land Use Map designates this area as Public, Government, Church and Recreational. Preliminary approvals for the dog park have been obtained through both the City Council and the Leisure Services Commission, and fundraising is currently underway.

Leisure Services Director Tab Ray reviewed the request and proposed location. He stated that the off-leash dog park was proposed by a group of citizens and explained all the benefits and characteristics of a dog park. Mr. Ray stated that around eight sites were analyzed in the community and this is the site that was most preferred by the group and the Leisure Services Commission. He reviewed the site plan, the surrounding fence, water availability and the proposed parking lot. He stated that the park would be set back fifty feet or more around the perimeter from the adjoining properties and mentioned that a restroom is also planned for the future.

Vice-Chairperson Waldstein asked about maintenance of the proposed site. Mr. Ray stated that the City currently maintains the grounds today as it is City property but that more maintenance would be required with the added fencing and more frequent mowing that would be desired. Chairperson Lambert confirmed that a proposed restroom would be located near the entrance along the east side of the proposed parking lot. Mrs. Waldstein asked about the control or management of the site. Mr. Ray mentioned that dog parks are mainly self-policed and that in researching other dog parks, control of the parks has not been a problem. Mr. Ray further mentioned that at the recent dog swim at the Waverly Pool there were about 77 dogs that came during the two hour event. He also stated that the dog park was designed south of the Waste Water Treatment Facility so that any expansion of that facility would not be affected. Commissioner Bagelmann mentioned that he thought many of the Waverly residents that live in town and don't have the ability to allow their dogs to run would greatly appreciate this type of a park and that his experience in other communities is that the dogs are generally well behaved.

Commissioner Wilson mentioned that most concerns center around how close a dog park would get to residential neighborhoods but that this location is about five acres in size. Commissioner Dickman commented that she thought home owners would greatly appreciate this park. Mr. Ray stated that one concern that was previously raised was about the amount of barking that would be heard at the park, but he explained that there is very little barking that takes place as the dogs are off running and playing. Mr. Wilson asked about the location of the trail system in the area. Mr. Ray stated that the trail is proposed to go through the Soccer Complex, so it would be quite close to the park. Commissioner Keller asked about the additional access to 8th Street SE and the possibility to share the drive access with the Waste Water Treatment Facility. Mr. Ray stated that this was considered but that separate access drives were desired in an effort to avoid congestion in case there are emergencies at the plant.

Motion By: Bill Wilson

Seconded By: Ryan Keller

Move that a public hearing for the special provisional use request for the Waverly Dog Park be set for the Planning and Zoning Commission meeting on October 4, 2007.

Yes: 6

No: 0

Absent: 1

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Hank Bagelmann

Seconded By: Edith Waldstein

That the Planning and Zoning Commission meeting be adjourned.

Yes: 6

No: 0

Absent: 1

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