

Rolling Meadow Limited Partnership, in coordination with their engineer Butch Kehe, has requested the rezoning of Lots A, B and C in Rolling Meadow Subdivision, Phase 2a. The proposed zoning is R-4 (Multiple-Family Residential - Transitional District) while the current zoning is C-2 (Commercial District). The Comprehensive Land Use Map designates this area as Commercial and would need to be amended to Residential. The remainder of the subdivision to the north is currently zoned R-4 while the proposed uses for Lots A, B and C are multiple-family housing.

Mr. Kehe reviewed their rezoning request and distributed a drawing of the potential 12-unit multiple-family complex that is being considered. Mr. Kehe stated that the three commercial lots have not garnered a lot of interest and noted that the Comprehensive Land Use Map was recently changed from commercial to residential across 10th Avenue SW. Mr. Kehe mentioned that the proposed housing will blend in well with the surrounding residential neighborhood versus the potential of various commercial uses.

Commissioner Bell confirmed with Mr. Kehe that one 12-plex multiple-family structure would potentially be placed on each parcel. Mrs. Bell asked where access would be located. Mr. Kehe responded that access would come from 10th Avenue SW and noted that the exact locations have been predetermined through previous platting. Commissioner Bagelmann confirmed that the remaining property to the west of lot A is owned by Security State Bank and that much of that property is currently an open field.

Motion By: Hank Bagelmann

Seconded By: David Huser

Move that a public hearing for the rezoning request and comprehensive land use amendment for Lots A, B and C in Rolling Meadow Subdivision, Phase 2a be set for the Planning and Zoning Commission meeting on October 5, 2006.

Yes: 6

No: 0

Absent: 1

2. Review and Set Public Hearing on the Rezoning Request for the Golf Maintenance Facility Block in southwest Waverly.

The City of Waverly has requested the rezoning of the entire block in southwest Waverly that contains the Golf Maintenance Facility and its respective parking lot. The block is located between 4th Avenue SW and 5th Avenue SW and also between 7th Street SW and 8th Street SW. The proposed zoning is R-2 (One and Two Family Residential District) while the current zoning is A-1 (Agricultural District). The Comprehensive Land Use Map designates this area as Public, Government, Church & Recreational. The intent of the rezoning is to match the surrounding residential neighborhood and allow for potential governmental redevelopment of the block.

Parks and Recreation Director Tab Ray reviewed the rezoning request of the entire block. Mr. Ray stated that this rezoning would provide more flexibility if the City desired to build new buildings on the site. He stated that there are two old storage sheds on the property used as cold storage and it is possible these could be removed and replaced with a more aesthetic and efficient structure. The rezoning would change the required setbacks from fifty feet to thirty feet and avoid the necessity of a potential variance.

Commissioner Bagelmann asked about the history of the block and why it has remained in the A-1 district. Mr. Huser mentioned that previously the block was owned by the IDOT and used as their maintenance shed. Commissioner Wilson confirmed that the Comprehensive Land Use Map would not need to be amended. Vice-Chairperson Lambert further confirmed that if the City would build a new structure on the block it would likely require a special provisional use. Mr. Butch Kehe clarified that it is not the intent of the City of Waverly to dispose of the block or to develop a residential subdivision within the block. Secretary Passmore confirmed Mr. Kehe's comments and further added that if the block was developed residentially, a Comprehensive Land Use Amendment would be required. Mr. Lambert asked Mr. Ray if a recommendation from the Golf Commission would accompany this request. Mr. Ray stated that this item would be brought up at their next meeting and their recommendation would be available at the public hearing.

Motion By: David Huser

Seconded By: Bill Wilson

Move that a public hearing for the rezoning request for the Golf Maintenance Facility Block in southwest Waverly be set for the Planning and Zoning Commission meeting on October 5, 2006.

Yes: 6

No: 0

Absent: 1

3. Review of an Ordinance Amendment providing for monitoring of Storm Water Erosion.

Included is an ordinance amendment addressing storm water erosion that was discussed at the previous Commission meeting. The City Council has held their first reading on the amendment and will conclude its readings by the end of September. The purpose of the amendment is to enable the City of Waverly to receive any and all information used to obtain a DNR permit by developers, owners or contractors who will be disturbing an acre or more of ground.

Secretary Passmore briefly reviewed the supplied ordinance amendment and timeline. He stated that the ordinance does not go to the point of enforcement but allows the City to be in full knowledge of DNR permits. Commissioner Bell confirmed that a DNR permit addresses all the stages of a project including long after a project may appear to be complete.

Planning and Zoning Commission Minutes
September 7, 2006

Motion By: David Huser

Seconded By: Bill Wilson

Move that the Planning and Zoning Commission recommend to the City Council the approval of the ordinance amendment providing for monitoring of Storm Water Erosion.

Yes: 6

No: 0

Absent: 1

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Bill Wilson

Seconded By: Ryan Keller

That the Planning and Zoning Commission meeting be adjourned.

Yes: 6

No: 0

Absent: 1

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