

Chairperson Lambert opened the public hearing for comments. There were none. Hearing no comments, Chairperson Lambert closed the public hearing. Commissioner Keller confirmed a high rise is a multiple family dwelling that exceeds 65 feet in height and the proposed structure would be less than 45 feet tall. Commissioner Wilson confirmed that Iowa Finance Authority assistance has been sought for the project and that preliminary plans were presented to the Commission for their review. Mr. Wilson also stated he is interested if they did not receive assistance from Iowa Finance Authority if the project would happen. There was no representative present to answer questions on this matter. Chairperson Lambert confirmed that a distinguishing factor between a multiple family dwelling occupied by elderly residents and an institution use would be classifying the use as a nursing home as specified in the Code and a nursing home would require a special provisional use and zoning change to R-4. He also confirmed what is presented is not a nursing home as defined by City Code and is a multiple family dwelling use. Chairperson Lambert confirmed that a multiple family dwelling unit would not be brought before the Commission for review with the R-3 rezoning, as this is an approved use in the R-3 district and would be reviewed by City Staff. Mr. Huser confirmed that the rezoning request boundary could be adjusted from what is presented to two lots instead of the three lots suggested for rezoning. Vice-Chairperson Bagelmann confirmed the three lots requested, which includes two vacant lots and the church property, were included to better complete the zoning boundary and conform to the Future Land Use map. Council member Liddle confirmed with Secretary Kohout the developer is working with the Iowa Finance Authority to obtain tax credits for the project which may follow this rezoning request.

Motion By: Bagelmann

Seconded By: Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the rezoning request for lots 51, 52 and 53 in the Stone Haven Plat 4 Subdivision

Yes: 4

No: 0

Absent: 2

Commissioner Huser recused himself from the vote.

C. Regular Business:

1. Review and Recommendation of the Final Plat for Eisenach Village in NW Waverly.

Bartels Lutheran Retirement Community, in coordination with TeKippe Engineering, P.C., has produced a final plat and construction documents for the proposed Eisenach Village development. The property is located along the east side of 20th Street NW, north of the railroad and southwest of Jadestone Subdivision. The property is zoned R-3 (Multiple Family Residential District) and the Comprehensive Land Use Plan designates the area as Semi-Public/Institutional.

Eisenach Village is planned to be a senior residential development made up of two-family dwellings and multi-family dwellings under a common ownership. Stormwater detention is proposed to be accommodated through a detention basin in the southeast corner of the property and a trail is planned along the southern boundary of the subdivision.

Commissioner Keller inquired on the details of the capacity of the detention basin proposed. Jim Maloney from TeKippe Engineering indicated the basin is designed to exceed the minimum City requirements. City Engineer Cherry presented a table from the submitted construction documents, which indicated the City requirements state 16 c.f.s. (cubic feet per second) discharge from the basin is the allowed rate and they are providing for 4.5 c.f.s., which exceeds the requirements of the City. Mr. Cherry pointed out the current outlet rate is at 65 c.f.s. in its undeveloped state.

Council member Liddle inquired on the outlet of the basin and whether it could cause excess flooding along the Dry Run area south of the proposed development site. Mr. Cherry referenced a map which shows the current conditions and a Stanley Consultants study indicates detention in the upper Dry Run basin will not provide enough detention area to relieve the desired area from inundation from a 100-year event. He further pointed out that the study indicated significant amounts of detention in the area north of the city will not greatly aid downstream as the lower areas are fully urbanized. Further details of the Stanley Consultants report on the Dry Run creek basin were presented by Mr. Cherry.

Vice-Chairperson Bagelmann confirmed with Mr. Cherry the total volume of water will increase due to reduced permeable surfaces to the development of roof tops, driveways and streets, but the water will be released from the basin at a slower rate for a longer period of time. Monty Gritzner, resident of Jadestone subdivision, indicated there was one serious complaint about this proposed development with his survey of residents in Jadestone, but the rest of the residents were in approval of this project. He further commented there was concern from the residents on the west side of Jadestone on drainage issues that currently exist and they would not be impacted by this development. He commented on the potential need for a better railroad crossing solution.

Vice-Chairperson Bagelmann confirmed with Wayne McFarland (project manager for Bartels) the cross country track is shown on the plat as an easement which will be maintained and used by Wartburg College. Chairperson Lambert confirmed there is a utility easement from Jadestone, across Wartburg property to serve the Eisenach development. Vice-Chairperson Bagelmann confirmed there were street extensions provided for future connectivity with any future development. Commissioner Keller confirmed that the layout of the streets was not subject to future plans or old plans for adjacent properties.

Council member Liddle inquired on the existing residence adjacent to this development and its septic system.

Secretary Kohout confirmed contact has been made with the property owner to the west of the development site and that the existing septic system will be impacted by this development due to the septic system encroaching onto the Eisenach Development property. Mr. McFarland indicated Bartels would provide for a sanitary sewer service to their property line and there is no easement for discharge of the septic system onto Eisenach property. Commissioner Huser stated his concerns for the one access point provided for off of 20th St. NW. Vice-Chairperson Bagelmann confirmed with Mr. McFarland the phasing of the project will be forty units and a clubhouse over approximately three years and the entire project would take approximately 10 years.

Motion By: Wilson

Seconded By: Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Final Plat for Eisenach Village.

Yes: 3

No: 2

Absent: 2

Chairperson Lambert and Commissioner Huser cast the “no” votes.

2. Review and Recommendation of a Minor Subdivision Plat for Winzenburg Investments, LLC for property located in SE Waverly.

Winzenburg Investments, LLC, along with their surveyor, Herold-Reicks Surveying, has requested the splitting of Parcel ‘S’ located in southeast Waverly. The property is zoned as U-1 (Environmentally Sensitive Protected District) and the Comprehensive Land Use Map designates this property as Residential. The minor plat will create one additional 15.5 acre lot and is located on the east side of 8th St. SE, approximately 650 feet north of 17th Ave. SE.

Paul Herold, of Herold Surveying stated parcels ‘R’ and ‘S’ were parceled off and recorded to separate the parcel at the ridge line. This proposal is presented to more accurately trace the base of the bluff and to transfer the north parcel to the County for conservation purposes.

Motion By: Keller

Seconded By: Wilson

Move that Planning and Zoning Commission recommend to the City Council the approval of the Minor Subdivision Plat for the subdivision of Parcel ‘S’ for Winzenburg Investments, LLC.

Yes: 5

No: 0

Absent: 2

3. Review of Intergovernmental Agreements between the City of Waverly, Bremer County and the City of Shell Rock.

Intergovernmental agreements are reviewed every five years and new maps are proposed to address developmental patterns between the corporate boundaries of Waverly, Shell Rock and the unincorporated areas of Bremer County within two miles of each other.

These agreements are going before the City Council of Waverly, City Council of Shell Rock and the Board of Supervisors for Bremer County. This will occur in January and February before being forwarded to the Iowa Secretary of State after being recorded to fulfill Iowa State Law.

Secretary Kohout presented the map changes and stated there were no language changes in the agreements proposed after correspondence with Shell Rock and Bremer County representatives and that the Bremer County Board of Supervisors will meet on this subject in late January. Chairperson Lambert inquired about northeast Waverly and confirmed with City Engineer Cherry that a lift station would be needed to hook up sanitary sewer to that area due to higher elevations. Commissioner Huser confirmed with Economic Development Director Passmore that there may be some future development in the southwest part of the City.

D. Old Business:

None

E. New Business:

1. Commissioner Wilson indicated his desire to see representation of Commission members in the Steering Committee for the *2033 Vision* initiative in cooperation with the Rebuild Iowa Office. He continued that future planning for Waverly would be important and nominated Vice-Chairperson Bagelmann for the position, if needed.

F. Adjournment:

Motion By: Huser

Seconded By: Keller

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2