

PLANNING AND ZONING COMMISSION MINUTES
October 2, 2008
7:00 p.m.

A. Call to Order:

1. Members Present: Lake Lambert, Chairperson
Hank Bagelmann, Vice-Chairperson
Karen Dickman
David Huser
Ryan Keller
Edith Waldstein
Bill Wilson

Members Absent: None
City Officials Present: Ben Kohout, Secretary; Jason Passmore, Economic
Development Director; Mike Cherry, Public Works
Director; Duane Liddle, Council Member

2. Approval of Agenda:
Motion By: Keller Seconded By: Waldstein
Move that the agenda be approved as printed.
Yes: 7 No: 0 Absent: 0

3. Approval of Previous Minutes:
Motion By: Dickman Seconded By: Keller
Move that the minutes of September 4, 2008 Planning and Zoning
Commission meeting be approved.
Yes: 7 No: 0 Absent: 0

4. Communications:
Board of Adjustment Meeting – October 13, 2008 - Cancelled

B. Public Hearings:

1. Public Hearing for Club House within the Proposed Eisenach Village.
Commissioner Waldstein recused herself.
Bartels Lutheran Retirement Community has requested the Special
Provisional Use approval for a club house in the center of the proposed
Eisenach Village development. The property is located along the east side of
20th St. 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. The club house will serve the proposed residential development and will have off-street parking.

Chairperson Lambert opened the public hearing. Mr. Lambert inquired on communications received. Secretary Kohout indicated an email was received from Dianne Turnball regarding the proposed Eisenach Village Development and the accompanying club house proposal.

Council member Duane Liddle inquired on the water retention basin proposed to be on the southeast side of the preliminary plat for Eisenach Village. He asked if the retention area accounted for the clubhouse as well. Wayne McFarland, project manager for Eisenach Village, indicated the proposed clubhouse is 3200 square feet. In a 100 year event, the proposed development including the clubhouse should shed no more water than the amount of water seen with a 5 year event due to its design and soil type. He indicated the proposed 8500 square foot basin is designed to not release any more water into the drainage area than is currently draining there. The basin is designed to handle six inches of rain in a three hour time period.

Vice-Chairperson Bagelmann inquired if the basin would hold a consistent amount of water and would be a detention basin and would allow water to leave at a predetermined rate. Mr. McFarland indicated the basin will act as a pond and will be designed to accommodate City of Waverly and Iowa Department of Natural Resources requirements. Mr. Bagelmann followed up by inquiring where the excess water from the basin drained to. Mr. McFarland indicated the water from the site would go to the basin (pond), go to the discharge point, the berm, then discharge. During construction, it would be continually monitored and reports to the Iowa DNR would be required. Mr. Bagelmann continued that it appears a detention basin is proposed and would be a pond. Mr. McFarland indicated this is the case and there will be a liner placed on the bottom of the pond along with a circulation process to prevent stagnation of water. He continued that it will meet City Code and IDNR requirements to prevent silt runoff from the job site as the development occurs.

Mr. Liddle asked how the outlet is designed to leave the detention area. Mr. McFarland indicated drain pipes and surface outlets are in place at certain elevations and at certain sizes that will allow so much water to be released in specified amounts. Mr. Liddle expressed concerns over the potential lack of silt fences and potential to allow silt into the drainage basin outside of the property. Mr. McFarland indicated silt fences would be utilized in conjunction with a berm and the berm would be put into place first. Mr. McFarland clarified there is no drain, but drain pipes at certain elevations on the berm.

Deb Turnball inquired on the height of the outlets on the berm. Mr. McFarland indicated he did not have the information readily available yet. He clarified along Martin Drive, there would be two intakes to take water to the detention basin. Ms. Turnball inquired on retaining water where it falls in the

form of allowing it to gradually go into the water table and whether the development would incorporate designs to accommodate this in lieu of or in addition to storm sewers. Mr. McFarland indicated each lot would have silt barriers in front of the storm sewers and would utilize a drainage path from storm sewers in accordance to City requirements to the proposed pond. He continued the land would be terraced.

Mr. Liddle inquired about a second exit from the development to accommodate the club house usage and indicated he would be interested in considerations on the difference of elevation between the northeast corner of the plat and the existing Jadestone subdivision.

Mr. Lambert inquired if there were any updates to the street layout for ingress and egress from the property. Mr. McFarland indicated they are proposing to stub streets to meet City Code. Mr. McFarland pointed out Elizabeth Drive would not function as another access due to current elevation differences adjacent to 20th St. NW.

Edith Waldstein spoke about how the clubhouse would benefit the community and would add to the quality of life to the citizens of Waverly.

Mr. Liddle inquired if the clubhouse would be private or public use. Deb Schroeder, President and CEO of Bartels, indicated it would be for public use. Mr. Lambert inquired on the number of parking spaces. Mr. McFarland indicated it meets City Code and is approximately 25 spaces.

Mr. Wilson inquired on amending the Comprehensive Plan. Secretary Kohout indicated the plan does not need to be amended, as it appears to be a continuation of the Semi-Public/Institutional use to the south of the subject property under Bartels ownership.

Mr. Lambert closed the public hearing.

Motion By: Dickman

Seconded By: Wilson

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Special Provisional Use request for the club house within Eisenach Village.

Yes: 6

No: 0

Absent: 0

C. Regular Business:

1. Review and Recommendation of the Preliminary Plat for Eisenach Village.

(Motion to postpone recommendation on plat from September 4 to October 2 meeting made by Commissioner Huser and Seconded by Vice-Chairperson Bagelmann)

Bartels Lutheran Retirement Community, in coordination with TeKippe Engineering, P.C., has produced a preliminary plat for the proposed Eisenach Village development. The property is located along the east side of 20th St. 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. Storm-water detention is proposed to be accommodated through a detention basin in the southeast corner of the property and a pedestrian trail is proposed around the southern boundary.

Deb Schroeder spoke about the background of Bartels and indicated the process of designing the development and what it took to get to the current point. She indicated phasing the units and anticipates 40 units to be built before 2012. At some point a second exit would be needed and indicated a stub street to the east could fit into the goal of connecting 20th St. NW and 12th St. NW, and a street is proposed to be stubbed to the north property line that could eventually lead to a second entrance.

Mr. Lambert inquired on any changes to the plat that were made from the September 4th meeting to the October 2nd meeting. Mr. McFarland pointed out the subtraction of 4 units in favor of meeting code for parking area to accommodate the clubhouse and Wartburg's track loop on the plat. Discussions are underway to relocate the loop to better accommodate the detention basin. Ms. Schroeder indicated there is an entrance boulevard proposed. Mr. Bagelmann inquired on the width of the boulevard and Secretary Kohout indicated a 12-foot width for each lane would be expected. Mr. McFarland indicated the walking trail along the south side of the development which goes along the east property line was also a slight modification from the previous plat.

Monty Gritzner, 1307 Shepherd Ave., resident in Jadestone subdivision, submitted photos from April 25, 2008, that showed water running off of the field to the south of Jadestone and stated his concerns about drainage in the area. Mr. McFarland indicated the photos seemed to indicate the run off going from east to west along the southern edge of Jadestone subdivision. Mr. McFarland indicated the water from the Eisenach property would be controlled with the detention basin, and the existing water run-off originating to the north and east would not be accounted for as it is not part of the development.

Mr. Lambert inquired how the drainage areas work in this area. Mike Cherry, City Engineer, indicated the size of the detention facility at its location in the southeast corner of the subject property would address all of the water from their development. He continued to state the street system proposed would take the surface water from the development to the basin where the water would be captured. The water from Jadestone (northeast) and the Wartburg property (east) would be directed to the existing detention area where water currently accumulates, which is just north of the railroad tracks along the southern boundary of the subject property.

Deb Turnball inquired about the Wartburg cross country track crossing streets and safety. John Wuertz represented Wartburg College and indicated there

would be a few cross-country race meets a year and the cross country runners would have a person responsible for watching and/or holding up traffic while they run across. He continued that Wartburg would retain the maintenance requirements of the grass track throughout the proposed development.

Ms. Turnball indicated her concerns with emergency vehicle management access due to the railroad crossing along 20th St. NW and the one entrance to the property. Mr. McFarland indicated he tried alternative methods of getting to the one entrance proposed and timed the trips. He stated one issue may be emergency personnel leaving their station and getting the proper direction to head should a train on the tracks block 20th St. NW. He continued that they are considering the boulevard approach so there would be two wide aisles for access in such an emergency.

Mr. Liddle inquired if the condition of 20th St. NW is adequate for the 40 units proposed in the first phase. Mr. Lambert indicated this is an issue that was discussed at the September 4th Planning and Zoning Commission meeting. Mr. McFarland commented the Comprehensive Plan indicates 20th St. NW is scheduled for improvements. Mr. Lambert inquired if there is money available for improvements. Mr. Cherry indicated there is currently no money allocated for that use.

Dean Soash, Waverly citizen, inquired on the capacity of sanitary sewer. Mr. Soash inquired on recent studies on the sanitary sewer lift stations and stated concerns about the capacity in this area to accommodate this proposal. Mr. Cherry responded the sewer system in this area would be adequate and staff are looking at capacity and added this proposal does not go through the 6th Ave. NW lift station.

Mr. Bagelmann indicated he would like to urge ingress/egress access to the property and is happy with the Boulevard approach. Mr. McFarland indicated the public infrastructure would not be phased, only the buildings.

Mr. Wilson inquired about potential future developments to the north and if the detention basin would be able to mitigate the impacts of drainage from these potential areas. Mr. Cherry indicated these would be addressed when they are presented.

Motion By: Dickmann

Seconded By: Wilson

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

Yes: 4

No: 2

Absent: 0

Lambert and Huser cast the "no" votes.

Edith Waldstein returned to the Commission.

2. Review and Recommendation of a Minor Subdivision Plat for Frank and Vicki Haaland in Northeast Waverly.

Frank and Vicki Haaland, along with their surveyor, Terry D. Van Laningham, P.L.S., have requested the creation of two new lots, "H" and "I" in northeast Waverly. Parcel "H" contains 0.28 acres and is a portion of lot 5 of the Haaland Minor Subdivision and is adjacent to and west of Lot 1 of the Haaland Minor Subdivision. Parcel "I" contains 0.08 acres and is also a portion of lot 5 of the Haaland Minor Subdivision and is adjacent to and west of lot 2 of the Haaland Minor Subdivision. Both lots 1 and 2 of said subdivision are on the west side of Bremer Road, approximately 350 feet south of Fairholm Drive. The two parcels will be transferred to the adjacent property owners and a multiple lot deed agreement will be executed between the parties.

Frank Haaland was present and offered to answer any questions. Mr. Lambert indicated the proposed lots, "H" and "I" would be on the west side of the A-1 zoning line. Secretary Kohout indicated this was the case. Mr. Lambert inquired on proposed accessory buildings. Secretary Kohout indicated the size requirements are based on size of property, per City Code. Frank Haaland inquired about setbacks. Secretary Kohout indicated the two lots would be bonded by a multiple lot deed agreement and would be viewed as one lot.

Mr. Lambert indicated he would like to see the zoning district boundaries adjusted to line up the plat boundaries. Mr. Lambert requested the rezoning process begin at the next Planning and Zoning Commission meeting.

Motion By: Huser

Seconded By: Keller

Move that Planning and Zoning Commission recommend to the City Council the approval of the Minor Subdivision Plat for Frank and Vicki Haaland in northeast Waverly.

Yes: 7

No: 0

Absent: 0

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Keller

Seconded By: Dickmann

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 0