

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.

Secretary Passmore noted the newly supplied letters of opposition submitted by neighboring property owners Waverly Light & Power and Security State Bank. Chairperson Waldstein opened the public hearing. Mr. Kehe presented some material that detailed the zoning and development history of the land and the proposed 12-unit, 3-story condominiums. He discussed the progression of the Rolling Meadow development, the affects of the 10th Avenue SW project and the land use amendment accomplished along the south side of 10th Avenue SW. Mr. Kehe stated that commercial development will concentrate along the 4th Street SW corridor in the next few years and views this type of a development as a good alternative. Mr. Kehe further stated that this type of development is lacking in Waverly and will blend well with the surrounding properties. The potential condominium developer, Mr. Gary Bishop of Iowa City, reviewed his proposed structures and the varied intended users. He stated that two structures are currently planned, one each on lot A and lot B, and that currently lot C is not in their discussion. Commissioner Bagelmann confirmed that there is not an elevator planned for the structure and that all building code requirements would be fulfilled.

Mr. Glenn Cannon of Waverly Light & Power reiterated their submitted letter of opposition and stated that the electric utility would anticipate complaints from neighboring residential development as it related to the noise and activity of the nearby South Load Center. Mr. Cannon stated that the utility purchased the nearest residential lot in Rolling Meadow - Phase 2b to act as a buffer for noise and sight, and worked with Trees Forever to meet these goals. Commissioner Lambert confirmed that there are existing homes closer to the load center than the proposed condominiums. Mr. Cannon agreed, but mentioned that the proposed condominiums would be 3-story structures, which are much harder to buffer against versus single-family homes. Mr. Lambert wondered if trees were effective noise barriers and confirmed with Mr. Cannon that lots B and C would be of more concern to the utility than lot A. The Commission discussed with Mr. Cannon the amount and type of activity at the load center that operates 24 hours a day. Attorney Dale Goeke represented Security State Bank and also discussed their submitted letter of opposition. Mr. Goeke stated that the bank does not want to be an isolated commercial entity in the area and relied on the Comprehensive Land Use Plan to insure the future commercial growth of the area when they chose this location. Mr. Lambert confirmed that the bank does not have any current plans to further develop their remaining ground. Mr. Kehe acknowledged the concerns but mentioned that there exists a 40-foot easement on lot C and an adjacent waterway that would serve well as a buffer strip to the load center and that the bank owns property adjacent to them that upon development, would not isolate the bank.

Neighboring property owner Randy Olmstead, 1323 Robertson Road, stated his concern regarding the potential height of the proposed structure and does not object to commercial development. Mr. Barth Steere of Steere Home Builders mentioned that he is not in favor of the request to place multiple-family housing units adjacent to the many single-family residences that he has built in the subdivision and believes this type of development would hurt the remaining existing single-family home lots. There being no further comments, Mrs. Waldstein closed the public hearing.

Commissioner Keller stated that he views this area as potential commercial development as the 4th Street SW corridor continues to fill up. Mrs. Waldstein stated that during the work on the Comprehensive Land Use Plan it was believed that there was not enough available commercial ground within Waverly. Commissioner Bell stated that the proposed structures are very appealing but agreed with the adjacent residential neighbors that would be concerned with the height of the buildings.

Motion By: Hank Bagelmann Seconded By: Lake Lambert

Move that the Planning and Zoning Commission recommend to the City Council the approval of the rezoning request and comprehensive land use amendment for Lots A, B and C in Rolling Meadow Subdivision, Phase 2a.

Yes: 1 No: 5 Absent: 1

Commissioner Lambert cast the "Yes" vote.

2. 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.

Chairperson Waldstein opened the public hearing. Neighboring property owner, Maureen Harn, asked about the purpose behind the request. Parks & Recreation Director Tab Ray responded that it could be possible for the City to remove the two old storage sheds and add on to the existing maintenance facility to allow for enhanced and additional parking on the south half of the block. He stated that the rezoning would lessen the required setbacks for the potential addition instead of requiring a variance from the Board of Adjustment.

Vice-Chairperson Lambert confirmed that before any new structure would be built for the Golf Maintenance Facility, a special provisional use request would come before the Commission. Commissioner Keller asked if the entire block had been considered for a parking lot, which would involve the relocation of the Golf Maintenance Facility. Mr. Ray stated that everything has been discussed at some point, but that currently the addition onto the existing building is what is being considered, although nothing has been officially decided. Waverly Health Center C.E.O. Mike Trachta stated that the hospital has initiated the discussion with the City to attempt to alleviate some of the parking concerns in the area. He stated that a new parking lot, similar to the existing hospital lots, is being considered for the south half of the block and would likely include landscaping and sidewalks. There being no further comments, Mrs. Waldstein closed the public hearing.

Motion By: David Huser

Seconded By: Hank Bagelmann

Move that the Planning and Zoning Commission recommend to the City Council the approval of the rezoning request for the Golf Maintenance Facility Block in southwest Waverly.

Yes: 6

No: 0

Absent: 1

C. Regular Business:

1. Review and Set Public Hearing on the Rezoning Request for the Telleen property along 30th Street SE.

Maurice & Jeannine Telleen have requested the rezoning of their property along the west side of 30th Street SE, south of the Waverly Rail-Trail. The proposed zoning is R-1 (Single Family Residential District) while the current zoning is A-1 (Agricultural District). The Comprehensive Land Use Map designates this area as Residential. The intent of the rezoning is to allow for the potential of new single family residential development.

Commissioner Keller stated that after viewing the property, the rezoning makes sense to allow for residential development. Secretary Passmore introduced Mr. Ray Rosol, whom currently has a purchase option on the ground with the Telleens. Mr. Passmore pointed out the adjacent property at 410 30th Street SE owned by Maynard and Alicia Duckworth as a potential parcel that could be included in the request. He stated that he spoke with Mr. Duckworth but that they were undecided if they wanted to be included in the request. Mr. Passmore mentioned that within the time before the notices are sent to the public for a public hearing, if the Duckworths desire to be included, that their parcel could be included in the request. Commissioner Huser confirmed with City Engineer Cherry that City water service would be available for the property, but that City sewer would be more difficult and therefore would likely be a septic system.

Commissioner Bell asked how many lots would be created for single-family dwellings. Mr. Rosol stated that he intends to create two lots and likely split the property evenly. Vice-Chairperson Lambert and Mr. Passmore confirmed that depending on if the property has previously been split, creating the two new lots may or may not be back for Commission approval.

Motion By: Ryan Keller

Seconded By: David Huser

Move that a public hearing for the rezoning request for the Telleen property along 30th Street SE and potentially including the Duckworth property at 410 30th Street SE be set for the Planning and Zoning Commission meeting on November 2, 2006.

Yes: 6

No: 0

Absent: 1

2. Review and Set Public Hearing on the Rezoning Request and Comprehensive Land Use Amendment for the OPW, Inc. property along 9th Street SW.

Bob Lenz of OPW, Inc. has requested the rezoning of their property along the west side of 9th Street SW, south of Coonradt Ford. The property was recently replatted in May of 2006 and is described as parcel "O" within Block 87 in the Subdivision of the SW ¼ of the NE ¼ of Section 3. The proposed zoning is C-2A (Commercial District) while the current zoning is R-2 (One and Two Family Residential District). The Comprehensive Land Use Map designates this area as Residential and would need to be amended to Commercial. The intent of the rezoning is to allow for the potential development of the existing parking lot.

Commissioner Keller questioned why the adjacent Cedar Valley Mental Health property is zoned R-3. Commissioner Huser stated that the Cedar Valley Mental Health facility was granted a special provisional use after much of the residential units were removed. Mr. Lenz stated that he removed some residential dwellings on his proposed parcel. Secretary Passmore mentioned that during the update to the Comprehensive Plan this area was changed from commercial to residential late in the process. Vice-Chairperson Lambert recalled this late change and mentioned that the Commission may desire to look at the entire area at some time to potentially change it to commercial. Commissioner Bagelmann asked about the intent behind the request and the recent replatting that was done for the parcel. Mr. Lenz stated that he would like to potentially build some storage units on the parcel and potentially pave the parking lot.

Motion By: David Huser

Seconded By: Lake Lambert

Move that a public hearing for the rezoning request and comprehensive land use amendment for the OPW, Inc. property along 9th Street SW be set for the Planning and Zoning Commission meeting on November 2, 2006.

Yes: 6

No: 0

Absent: 1

D. Old Business:

- Vice-Chairperson Lambert asked about a potential ordinance amendment relating to manufactured housing units that was discussed at a recent City Council meeting. Secretary Passmore mentioned that a larger ordinance amendment will first come through the Commission that will pertain to this topic and much more at its earliest convenience.
- Commissioner Bell proposed the idea similar to the City Council that the need for a second on a motion not be required. The Commission discussed the idea but decided in an effort to not allow one individual to control motions and discussions, the second to a motion would still be required.

E. New Business: None

F. Adjournment:

The Planning and Zoning Commission adjourned.

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