

(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.

Secretary Passmore stated that the owners of the adjacent property at 410 30th Street SE (Maynard & Alicia Duckworth) were contacted and they decided that they did not want to be included in the rezoning request. Due to their decision, the property description for the rezoning only included the Telleen property. Mr. Passmore also stated that he did not receive any public comments regarding the request. Chairperson Waldstein opened the public hearing. Mr. Telleen reviewed his request and stated that they intend to sell the property for the potential of two new homes. There being no public comments, Mrs. Waldstein closed the public hearing.

Motion By: David Huser

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the rezoning request for the Telleen property along 30th Street SE.

Yes: 5

No: 0

Absent: 2

2. 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.

Mr. Passmore stated that he did not receive any public comments regarding the request except for general inquiries as to the exact location of the property. Chairperson Waldstein opened the public hearing. There being no public comments, Mrs. Waldstein closed the public hearing. Commissioner Wilson asked about the potential to include the Pathways building, which is zoned R-3, into the commercial zoning at some time in the future. Commissioner Huser explained that the use of the Pathways building was approved as a special provisional use and that it was a little controversial at that time. Mrs. Waldstein mentioned the discussion of this area during the comprehensive plan meetings where the area was originally classified as commercial and then was changed to residential late in the approval process. Mr. Huser mentioned the idea to wait for a developer to change the use or have a plan for the area before the Commission should consider moving the commercial district closer to the existing residential homes. Commissioner Bell clarified with Mr. Lenz his desire to potentially build storage units on the property and improve the parking lot.

Motion By: Ryan Keller

Seconded By: Bill Wilson

Move that the Planning and Zoning Commission recommend to the City Council the approval of the rezoning request and comprehensive land use amendment for the OPW, Inc. property along 9th Street SW.

Yes: 5

No: 0

Absent: 2

C. Regular Business:

1. Review and Recommendation of the Minor Plat for Mike Trachta in Centennial Oaks Estates.

Mike Trachta and John McKee, in conjunction with Terry Van Laningham, P.L.S. Inc., have produced a minor plat for new parcel "W" within Centennial Oaks Estates. The new parcel will be removed from Lot 9 and added to Lot 11 in order to align more properly with the natural landscaping of the property. Setbacks and area requirements will still be achieved for the remainder of Lot 9. A multiple-lot deed agreement has been signed with Mike Trachta, the owner of Lot 11, in order to create Parcel "W". Due to the newly created subdivision, approval as a minor plat is required.

Mr. Trachta stated that even though this plat might not make sense on paper, it does make sense when you are on the property and see how the existing landscaping flows through the subdivision.

Motion By: Ann Bell

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Minor Plat for Mike Trachta in Centennial Oaks Estates.

Yes: 5

No: 0

Absent: 2

Chairperson Waldstein removed herself as Chairperson at this time, Commissioner Huser chaired the item.

2. Review and Set Public Hearing on the Rezoning Request for the Wartburg College – Eisenach Village project.

Wartburg College, in coordination with VJ Engineering, Inc., has requested the rezoning of their property for the proposed Eisenach Village development. The property is located along the west side of 12th Street NW, north of the railroad and south of Jadestone Subdivision. The property is currently zoned A-1 (Agricultural District) while the proposed zoning is R-3 (Multiple Family Residential District). Surrounding adjacent areas that are also zoned A-1 are included in the request. Eisenach Village is planned to be a multi-phase residential development made up of single-family dwellings and two-family dwellings under a common ownership. The Comprehensive Future Land Use Map designates this area as Semi-Public/Institutional.

John Wuertz, representing Wartburg College, reviewed the request and stated that not much has changed in the rezoning request from when it was previously presented to the Commission earlier this year. Secretary Passmore stated that the Klunder property north of the Wartburg property is included and that Mr. Klunder has signed the application to be within the rezoning. Mr. Passmore also mentioned that the Campbell property along 20th Street NW is also included in the request and that Mrs. Campbell also expressed their desire to be within the rezoning. Including both of these adjacent residential properties will conform their current use. Commissioner Keller confirmed with Mr. Wuertz that the Wartburg owned house at 801 12th Street NW will be removed in the very near future.

Motion By: Ann Bell

Seconded By: Bill Wilson

Move that a public hearing for the rezoning request for the Wartburg College – Eisenach Village project be set for the Planning and Zoning Commission meeting on December 7, 2006.

Yes: 4

No: 0

Absent: 2

Chairperson Waldstein removed herself from this item due to a conflict of interest.

Chairperson Waldstein reinstated herself as Chairperson at this time.

3. Review Proposed City Right-of-Way Vacations.

The City of Waverly, in coordination with neighboring property owners, is proposing to vacate two City right-of-ways. The first vacation is proposed for 6th Avenue NW, east of 1st Street NW. This street has been used as the main entrance into Nestle for many years, but until the lone remaining house was demolished earlier this year, the City was unable to vacate this street. All of the utilities within the proposed vacation now serve only Nestle and the property will be deeded to them. The second vacation is the alley within the Hardee's and Dillavou Oil block. This alley has been closed by resolution since 1979 but records indicate no proper vacation ever occurred. The alley will remain as an easement as City sewer is underground and electric is overhead.

Secretary Passmore described the vacation process and the general areas.

Motion By: David Huser

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the proposed right-of-way vacations.

Yes: 5

No: 0

Absent: 2

4. Review of December Commission Meeting.

The regularly scheduled December 7th Commission meeting may conflict with some community holiday festivities and consideration is being given to the changing of either the date or time of the meeting.

The Commission discussed the upcoming holiday activities and determined that the scheduled Commission meeting on December 7th will not conflict with community events; therefore, the date and time will remain as planned.

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: David Huser

Seconded By: Ryan Keller

That the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2

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