

(Commercial District) while the property is currently zoned A-1 (Agricultural District). The Comprehensive Land Use Map designates most of the southern section of the requested area as Commercial while the northern section is designated as Residential. The Residential section is being requested to be amended to Commercial.

Chairperson Lambert opened the public hearing. Mr. Kehe welcomed any questions and stated that there is not an actual development planned for the area. The rezoning request is for speculative commercial development since many commercial developments require large tracts of land. Secretary Passmore stated that he had not received any written comments and the phone calls that he did receive were not opposed to the request, but were more inquisitive as to what would be developed.

Commissioner Bagelmann confirmed that the narrow piece of land containing the motel parking lot is included in the rezoning and is part of the description. Mr. Passmore stated that he had talked with the owners of the motel and they desired to have this area included and appropriately zoned commercial. Commissioner Keller confirmed that the existing farmstead is within the request and is being used as rental property. Mr. Lambert confirmed that the land directly to the north of this request will remain in the A-1 district, while the Bremwood campus farther north is in the R-3 district. There being no further comments, Mr. Lambert closed the public hearing.

Motion By: Hank Bagelmann

Seconded By: Karen Dickman

Move that the Planning and Zoning Commission recommend to the City Council the rezoning request and comprehensive land use amendment for the Robertson & Brye Property West of 16th Street SW and North of 10th Avenue SW.

Yes: 6

No: 0

Absent: 1

C. Regular Business:

1. Review and Recommendation of the Minor Plat for Parcel "V" in the Waverly Industrial Plaza in Southwest Waverly.

The City of Waverly, in conjunction with Terry D. Van Laningham, P.L.S., has produced a plat of survey to create Parcel "V" in the Waverly Industrial Plaza. The property is zoned M-1 (Light Industrial District) and the Comprehensive Land Use Map designates this area as Commercial. The property lies along the west side of the current 4th Street Plaza development and is within the public greenway area of the Industrial Plaza. This area of the public greenway is not necessary for the functionality of the Industrial Plaza and the land currently blends into the 4th Street Plaza parcel. Riggs 4th Street Investments, L.C. desires to purchase the parcel and construct a new 12,500 square-foot retail and office facility within the next year.

The additional land is needed to accommodate the parking requirements for the building and existing easements will remain. As part of the project, Riggs 4th Street Investments, L.C. would clean-up and manage the existing drainage-way that currently travels across their property and incorporate storm-water detention. Riggs 4th Street Investments, L.C. has made contact with the surrounding property owners to garner their approval to improve the existing drainage-way as the drainage-way meanders along the property lines.

Secretary Passmore reviewed the plat and how it aligns within the Industrial Plaza. He mentioned that by ultimately allowing this sale of City property to incorporate parking for this proposal, enough area would remain to possibly construct a third phase in the future. Chairperson Lambert confirmed the land use map designation was commercial even though the land was platted as a greenway within the original Industrial Plaza plat. Commissioner Keller clarified that the easement that will be needed is for a sanitary sewer line that is traveling across the property.

Motion By: Bill Wilson

Seconded By: Ryan Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Minor Plat for Parcel "V" in the Waverly Industrial Plaza.

Yes: 6

No: 0

Absent: 1

2. Review and Recommendation of the Monaghan Business Park Addition for John Monaghan along East Bremer Avenue.

John Monaghan, in conjunction with Terry Van Laningham, P.L.S., has produced a minor plat for seven new lots along East Bremer Avenue near his office location at 2206 East Bremer Avenue. The property is zoned M-1 (Light Industrial District) and the Comprehensive Future Land Use Map designates this area as Commercial – Industrial. Proper easements have been established for both access and utilities. Setbacks to existing structures with the new property lines are sufficient to meet current requirements. This plat was previously approved by both the Planning & Zoning Commission and the City Council in March of this year but the developer chose not to record the plat within the six month time window. Mr. Monaghan is now ready to record the plat upon approval as sale of individual lots are pending.

Secretary Passmore mentioned that the proposed plat has not changed from the previous review except that a new surveyor will file this request. Chairperson Lambert confirmed that the 50-foot wide access easement would serve as a driveway and is not intended to become a City street in the future. Secretary Passmore noted on the east side of the plat is another access easement that is used by many surrounding property owners and that if a street is ever constructed in the area, this would be a better location.

Motion By: Ryan Keller

Seconded By: Karen Dickman

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Monaghan Business Park Addition for John Monaghan along East Bremer Avenue.

Yes: 6

No: 0

Absent: 1

3. Review of the scheduled January 3, 2008, meeting.

The normal Commission meeting scheduled for January 3, 2008, will be at the same time as the Iowa Caucus. The Commission may discuss changing the date of this meeting, potentially to the following Thursday night, January 10, 2008.

The Commission agreed to move the date of the next meeting to the following Thursday night, January 10, 2008, so that it would not conflict with the Iowa Caucus.

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Hank Bagelmann

That the Planning and Zoning Commission meeting be adjourned.

Yes: 6

No: 0

Absent: 1

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