

Dan Channer from Struxture Architects and Galen Howsare, Vice President of Administration of Hawkeye Community College were present. Vice-Chairperson Bagelmann confirmed through Mr. Channer the existing space in the Willow Lawn Mall will be configured on the interior only to accommodate four classrooms and the educational space will be brought up to building code requirements. Commissioner Waldstein confirmed with Mr. Howsare that Hawkeye Community College will provide for a program that will provide students in the local school districts an opportunity to take classes that can prepare students for engineering classes for college credit in addition to offering credit curriculum towards various associates degrees.

Motion By: Huser

Seconded By: Bagelmann

Move that the Planning and Zoning Commission set a public hearing for the special provisional use request for the March 5, 2009 Planning and Zoning Commission meeting and for review of the plan amendment request for an educational facility in Willow Lawn Mall.

Yes: 6

No: 0

Absent: 1

2. Resolution on "Skybird" Subdivision located outside of city limits to fulfill 2-mile Intergovernmental Agreement between the City of Waverly and Bremer County.

J.D. Francis, Inc. presented a subdivision plat before the Planning and Zoning Commission at its regularly scheduled meeting on November 6, 2008 and is seeking a formal resolution that the City waive its review of said subdivision to meet the Intergovernmental Agreement between the City of Waverly and Bremer County. The proposed subdivision is within the City's 2-mile boundary and is classified as in "Area 3" per the City's map of the 2-mile agreement area. In this area, the County Board of Supervisors will approve or deny any subdivision request and will give the City a chance to comment on said subdivision or waive its ability to review of said subdivision. This request for a formal resolution followed the November 6, 2008 meeting and requires the signature of the Chairperson of the Planning and Zoning Commission and the Secretary to attest and certify the resolution was duly adopted. This resolution will be followed by a resolution to the City Council. No concerns were expressed at the November 6, 2008 Planning and Zoning Commission meeting.

Secretary Kohout outlined this request is made by the applicant, per their interpretation of Iowa State Code and that the resolution would reflect and attest there were no concerns expressed by the Commission at their November 6, 2008 meeting. Commissioner Waldstein confirmed with Secretary Kohout this is an interpretation of Iowa State Code requirements which the City doesn't require. Chairperson Lambert proposed a vote and a motion on the action.

Motion By: Huser

Second: Bagelmann

Move that the Planning and Zoning Commission approve the resolution as written.

Yes: 6

No: 0

Absent: 1

3. Review of a Bremer County Rezoning Request for Ray Holbach southwest of the Waverly City Limits.

Ray Holbach is requesting Bremer County rezoning from A-1 (Agricultural District) to A-2 (Modified Agricultural District) to record three lots which will be used for residential purposes. These lots are generally located southwest of the Waverly City limits, on the west side of Cottage Avenue. The proposed rezoning is within the City's 2-mile boundary and is classified as in Area 3 per the City's map of areas. Zoning requests are brought before the City for comments while approval is by the County.

Vice-Chairperson Bagelmann confirmed that proposed lot number three is surrounded by other proposed and existing and expressed a concern over access. There being no further comments, Chairperson Lambert moved to the next item.

4. Review of a Bremer County Rezoning Request for Ricky and Connie Burks southeast of the Waverly City Limits.

Ricky and Connie Burks are requesting Bremer County rezoning from A-1 (Agricultural District) to A-2 (Modified Agricultural District) for a 10 acre property located approximately one mile east of Hwy 218 on the northeast corner of 240th St. and Fairview Ave., adjacent to the southeast Waverly City limits.

The proposed rezoning is within the City's 2-mile boundary and is classified as in Area 1 per the City's map of areas. Zoning requests are brought before the City for comments while approval is by the County. The applicants have expressed an interest in constructing a horse stable and indoor riding arena on the existing hay field. Approval for subdivision land development in this area would be annexed and reclassified into the appropriate City zoning district, but no subdividing of the property is proposed at this time.

Chairperson Lambert inquired on any concerns of the Commission. There were none with this request.

D. Old Business:

Vice-Chairperson Bagelmann outlined his opinion that the Comprehensive Land Use Plan continues to be an important document that guides recommendations, and that it be updated in the next year. Commissioner Waldstein confirmed the last revision was approved by Council in January of 2005.

