

The project includes classroom space for Hawkeye Community College, which would utilize the property as a satellite campus and would allow for classes to take place in Waverly in addition to their Waterloo and Cedar Falls locations.

Chairperson Lambert opened the public hearing. Dan Channer, Architect for the project, was present to answer any questions. Butch Kelley, from GMT and Waverly Area Educational RoundTable Committee was present and stated his support for the opening of Hawkeye Community College (HCC) in Waverly due to its benefit to Waverly Shell Rock High School students and Waverly area residents for education and workforce development. Beth James, resident in Waverly, confirmed with Gaylen Hauser, Vice President of HCC, that an associates degree could be obtained once HCC is in place. Vice-Chairperson Bagelmann confirmed with Mr. Hauser that programs would include a continuing educational program that would benefit the community with "project lead the way" programs, general continuing education classes and other welding and technical programs. Mr. Lambert confirmed with Mr. Kohout the parking would be adequate with 45 spaces in front of the building to be used by HCC, plus an additional 23 spaces to the east, which are part of the Covenant medical clinic. Mr. Kohout indicated 50 spaces would be required to meet the 1 space for every 4 students parking requirement. Mr. Bagelmann confirmed with Mr. Kohout no comments were received from the public on the project. Mr. Lambert inquired on the traffic pattern and confirmed with Mr. Kohout that the parking area should contain adequate traffic parking and flow standards as it was originally intended. The owners are responsible for the traffic flow across the property and to ensure that the number of spaces are adequate for the uses sought. Commissioner Waldstein confirmed with Mr. Kohout that the special provisional use sought is included via the C-2 uses, which permits any use in C-1, which permits uses in the R-4 district which allows for educational facilities as a special provisional use. There being no further comments, Mr. Lambert closed the public hearing.

Motion By: Keller

Seconded By: Huser

Move that the Planning and Zoning Commission recommend approval of the special provisional use request and the plan amendment request for the educational facility in Willow Lawn Mall to the City Council.

Yes: 7

No: 0

Absent: 0

B. Regular Business:

1. Review and Set Public Hearing for a Special Provisional Use request for a child care facility out of an existing residence in southwest Waverly.

Beth James, owner and resident of the property at 310 3rd St. SW, has requested a special provisional use for a child care facility out of her residence. The intent of the applicant is to allow for more than 12 children, but no more than 16 children. The City Code allows fewer than 12 children to receive care at any one time as a permissive use. Care for 12 or more children requires special provisional use approval. The property is zoned R-2 (One and Two Family Residential District) and the Comprehensive Land Use Map designates the area as residential.

Beth James, owner, indicated her request includes registering with the State of Iowa to have 12 preschool and 4 school aged children and to have one employee. The property has a fenced in playground and her property can accommodate 4 to 5 on-site parking spaces. Vice-Chairperson Bagelmann confirmed with Ms. James the required square footage for children, per State requirements, is 35 square feet inside and 50 square feet outside. Commissioner Waldstein confirmed with Secretary Kohout the number of children may be limited to a specific number, based on the special provisional use guidelines and State Code requirements. Ms. James indicated the most children one may care for at home is limited to 16, per State requirements.

Motion By: Bagelmann

Seconded By: Waldstein

Move that a public hearing for the special provisional use request for a child care facility at 310 3rd St. SW be set for the Planning and Zoning Commission meeting on April 2, 2009.

Yes: 7

No: 0

Absent: 0

2. Review of a Bremer County subdivision request for Mark Halbach northwest of the Waverly city limits.

Mark Halbach is requesting approval of a minor subdivision in the A-2 (Modified Agricultural District) area of the County. The proposed four lots are each more than 1 acre and are located on the northeast corner of C-33 and Dakota Road. The proposed subdivision is located within the City's 2-mile boundary and is classified within "Area 3" per the City's map of areas. Subdivision requests are brought before the City for comments while approval is by the County.

Mark Halbach, the owner, confirmed for Vice-Chairperson Bagelmann his 10 acre property shows up within the County's Comprehensive Land Use Plan as residential. Commissioner Huser added the C-33 corridor shows up on the Comprehensive Land Use Plan as all residential and being this subdivision is proposed in the residential area, there is no concern by P&Z over this proposal.

C. Old Business:

Secretary Kohout informed the Commission that Comprehensive Land Use Plan updates may be budgeted for 2010-2011 fiscal year. New Census information will be released in April 2010 and the new information, combined with flood recovery efforts which include buyouts and the inflatable dam project, could give a better result with doing the Comprehensive Land Use Plan Update. The anticipated cost should be around \$20,000 as the last plan cost \$17,000 in 2004, which included public meetings, administration and publication costs.

D. New Business:

None

E. Adjournment:

Motion By: Huser

Seconded By: Dickman

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 0