

The property is zoned R-2 (One and Two Family Residential District) and the Comprehensive Land Use Map designates the area as residential.

Vice-Chairperson Bagelmann opened the public hearing for comment. Dick Magnall, resident at 315 4th St. SW confirmed with Secretary Kohout that the Special Provisional Use would be in effect as long as the current business is on the property. A new business would require another Special Provisional Use request. Mr. Magnall also confirmed snow removal would be done by the City on the alley to the south of the applicants' property. Mr. Bagelmann confirmed with Mr. Kohout there were no additional comments received. Commissioner Keller confirmed with Mr. Kohout stated that requirements are in effect for day care business. Commissioner Wilson confirmed with Mr. Kohout there were no other similar in-home daycare requests approved by the Commission for 12 or more children. There being no further comments, Mr. Bagelmann closed the public hearing.

Motion By: Keller

Seconded By: Huser

Move that the Planning and Zoning Commission recommend approval to City Council of the Special Provisional Use request for a child care facility at 310 3rd St. SW.

Yes: 5

No: 0

Absent: 2

C. Regular Business:

1. Review and Set Public Hearing for a Special Provisional Use request for a church in southeast Waverly.

Peace United Church of Christ has requested a Special Provisional Use for a new church building on a five acre property in southeast Waverly. The five acre property was approved for a Special Provisional Use for a different church proposal in May of 2004. Due to the applicant being different from the applicant in 2004, this proposal is going through the special provisional use review. The property is located on the southwest corner of 17th Ave. SE and 11th St. SE. The property is zoned A-1 (Agricultural District) and the Comprehensive Land Use Map designates the area as residential.

Mary Hennings, President of the congregation of Peace Church, confirmed for Commissioner Wilson there is no timeline for the church construction but that plans include a 4,000 square foot facility.

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Commissioner Dickman confirmed there was a previous Special Provisional Use request approved in 2004 for a different church but it was never built. Commissioner Huser confirmed plans for a future roadway were approved in 2005 and the current property limits for the property reflect plans for a curved roadway connecting 17th Ave. SE and 11th St. SE.

Motion By: Huser

Seconded By: Wilson

Move that a public hearing for the Special Provisional Use request for a church on the southwest corner of 17th Ave. SE and 11th St. SE be set for the Planning and Zoning Commission meeting on May 7, 2009.

Yes: 5

No: 0

Absent: 2

2. Review of a Bremer County rezoning request for Keith Long, southeast of the City limits.

Keith Long is requesting approval of a rezoning request from A1 (Agricultural District) to A2 (Modified Agricultural District). The rezoning request is located on the east side of Grand Ave., approximately 750 feet south of 240th St. The property is located within the City's 2-mile boundary and is classified within "Area 3" per the City's map of areas. The County provides the City with the opportunity to comment on all requests for conformance with the policies established while final approval is by the County.

Commissioner Keller confirmed this request is similar to past rezoning requests in that it is for a new home construction. There were no other comments or concerns.

D. Old Business: None

E. New Business: None

F. Adjournment:

Motion By: Keller

Seconded By: Dickman

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2