



Planning and Zoning Commission Minutes  
June 4, 2009

Chairperson Bagelmann opened the public hearing for public comment. Mr. Duane Liddle discussed his two concerns which were water retention on the site and 16<sup>th</sup> St. SW traffic management in the area of the proposed school site. Jere Vyverberg, Superintendent of Waverly-Shell Rock Schools, discussed their proposed site plan and explained the site plan design process they are undertaking with their hired engineering firm, Snyder and Associates from Ankeny, IA, is continuing and the property will be developed in accordance with the City of Waverly development standards. There being no further comments, Mr. Bagelmann closed the public hearing.

Motion By: Huser

Seconded By: Waldstein

Move that the Planning and Zoning Commission recommend to the City Council the Rezoning Request for the 30 acre parcel of land for the Waverly-Shell Rock School District from A-1 (Agricultural District) to R-3 (Multiple Family Residential District).

Mr. Bagelmann opened the motion for discussion. Commissioner Waldstein confirmed with Secretary Kohout that water retention specifications will be determined by Snyder and Associates and reviewed by City staff for compliance with the City requirements. Mr. Kohout indicated one phone call was received from Will Curt, facilities manager of the Bremwood campus that addressed his concern over storm water management. Another phone call was received from a resident in the apartments on the west side of 16<sup>th</sup> St. SW inquiring on the nature of the rezoning and was not concerned once advised the R-3 zoning would accommodate the zoning pattern and school use in the area.

Yes: 7

No: 0

Absent: 0

2. Public hearing on the special provisional use for the proposed new school on the east side of Heritage Way in Southwest Waverly for Waverly-Shell Rock School District.

Waverly-Shell Rock Schools have requested the special provisional use for a new 5-8 grade school facility. The property is located on the east side of Heritage Way, approximately one-quarter of a mile south of the intersection of 20<sup>th</sup> St. SW and Bremer Ave. The zoning of the property is A-1 (Agricultural District) and the Comprehensive Land Use Map designates this area as Semi-Public/Institutional. This special provisional use is not contingent on a rezoning request as a school is a special provisional use in the A-1 zoning district.

Mr. Bagelmann opened the public hearing for comment. There being no comments, Mr. Bagelmann closed the public hearing.

Motion By: Wilson

Seconded By: Waldstein

Move the Planning and Zoning Commission recommend to the City Council the Special Provisional Use request for a new 5-8 grade school building proposed on the 30 acre parcel of land for Waverly-Shell Rock School District.

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Vice-Chairperson Lambert confirmed with Mr. Vyverberg the site plan is close to being finalized and that further engineering will dictate the final design and that changes, if any, would be minor in nature. Mr. Vyverberg indicated that starting soon is a priority and he anticipates on completing the school by January of 2011. Mr. Lambert expressed his concern of approving a site plan if it is not complete with engineering, but confirmed with Mr. Kohout that the plan presented would come before the Commission once again if major changes are proposed in the final site plan submitted to City staff. Mr. Lambert confirmed with Mr. Vyverberg that on the site plan, there are two potential retention basins along with drains and culverts to handle drainage and that Snyder and Associates is working with the school to address traffic patterns going into and out of the school. Mr. Liddle confirmed with Mr. Vyverberg the layout of the site plan will be completed by their hired engineer and will take into account topography, the drainage pattern of the property, and pedestrian and automobile traffic management which shall meet the minimum City of Waverly design standards where applicable.

Yes: 7

No: 0

Absent: 0

C. Regular Business:

1. Review of a Bremer County rezoning request for Grant Keseberg northwest of the City limits.

Grant Keseberg is requesting approval of a rezoning request from A2 (Modified Agricultural District) to A1 (Agricultural District). The rezoning request is located on the south side of 200<sup>th</sup> St., approximately one-half (0.5) of a mile west of Highway 218. 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 rezoning requests for conformance with the policies established while final approval is by the County.

Mr. Bagelmann confirmed there were no comments on the proposal.

2. Review of a Bremer County rezoning request for Ken Leisinger north of and adjacent to the City limits.

Ken Leisinger 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 Euclid Ave. (a continuation of Horton Rd.), approximately one-third (0.3) of a mile north of the intersection of Summit Dr. and Horton Rd.

The property is located within the City's 2-mile boundary and is classified within "Area 1" per the City's map of areas. The County provides the City with the opportunity to comment on all rezoning requests for conformance with the policies established while final approval is by the County. Per the 2-mile Policy Agreement, should a subdivision and extension of municipal services occur, annexation of this area will be required by the City.

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Mr. Bagelmann confirmed there were no comments on the proposal.

D. Old Business:

E. New Business:

1. Commissioner Waldstein expressed an interest for those in all elected or appointed official positions to participate in training lead by a facilitator dealing with establishing policy guidelines regarding when it may or may not be appropriate to give input when in positions of citizen or official role during meetings.

F. Adjournment:

Motion By: Lambert

Seconded By: Keller

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 7

No: 0

Absent: 0