

There being no one else from the audience offering comments, Mr. Bagelmann closed the public hearing. Secretary Kohout informed the Commission the two lots would be merged through the execution of a multiple lot deed agreement. Mr. Kohout confirmed for Commissioner Keller the specifications for parking setbacks, which is five feet and outlined the parking regulations would be met with the proposed six parking stalls. Mr. Kohout further confirmed the sidewalks are shown to be connecting to the existing sidewalk on the west side of 11th St. NW.

Motion By: Waldstein

Seconded By: Lambert

Move that the Planning and Zoning Commission recommend to the City Council the Special Provisional Use request for a new training and educational facility for the Larrabee Center on the southwest corner of 1st Ave. NW and 11th St. NW be approved.

Yes: 5

No: 0

Absent: 2

2. Public hearing for the Rezoning Request for the Larrabee Center Properties in Northwest Waverly from C-2A to R-3.

The City of Waverly, in conjunction with the Larrabee Center, is requesting the rezoning of two properties located on the southwest corner of 1st Ave. NW and 11th St. NW. The properties are currently zoned as R-3 (Multiple Family Residential District) on the north end and C-2A (Commercial District) on the south end. The proposal to rezone the entire properties to R-3 (Multiple Family Residential District) will allow the properties to have one zoning district instead of two and conform the existing residential uses. The Comprehensive Land Use Map designates the area as Semi-Public/Institutional and the rezoning would match the adjacent properties to the north.

Mr. Bagelmann opened the discussion to the public. Marlin Ball, 201 11th St. NW inquired how this would affect his property. Mr. Kohout confirmed for Mr. Ball the location is to the south of his property and Mr. Ball offered no further comments. There being no further comments from the public, Mr. Bagelmann closed the public hearing. Commissioner Waldstein confirmed with Mr. Lord they do not anticipate more traffic to the site as their clients may come from the existing Trinkets and Togs vocational center in Collegetowne Plaza. Mr. Kohout confirmed for the Commission the boundary of the rezoning request. He continued this request would bring the existing uses into compliance.

Motion By: Lambert

Seconded By: Keller

Move that the Planning and Zoning Commission recommend to the City Council the rezoning request from C-2A to R-3 for the Larrabee Center Properties in Northwest Waverly be approved.

Yes: 6

No: 0

Absent: 1

C. Regular Business:

1. Review and set Public hearing for the Rezoning Request for the Waverly Health Center Properties in Southwest Waverly from A-1, R-2 and R-3 to P-D.

The Waverly Health Center, in conjunction with the City of Waverly, is requesting the rezoning of multiple properties located on the southwest corner of 2nd Ave. SW and 8th St. SW in Southwest Waverly. The multiple properties are currently zoned as A-1 (Agricultural District), R-2 (One and Two Family Residential District) and R-3 (Multiple Family Residential District). The proposal to rezone the multiple properties to P-D (Planned Development District) will allow the properties to have one zoning district instead of three. The rezoning request is accompanied by a development plan, as is required by the City Code, which shows a future building expansion to the south of the current hospital building along with additional parking. The Comprehensive Land Use Map designates the area as Public, Government and Recreational.

Karen Thalacker, Attorney representing Waverly Health Center, outlined the Hospital owned properties have multiple zoning districts and they are proposing a six story building to the south of existing structure and expanded parking areas in the southeast and south portions of their future property, which are currently in the Waverly Municipal Golf Course area.

Secretary Kohout confirmed for Mr. Bagelmann the P-D requirements and stated the Commission is to review what is proposed and offer suggestions so it may fit into the scope of adjacent property usage. Mr. Kohout confirmed for Vice-Chairperson Lambert the proposal for P-D would not require a special provisional use for hospital use as it is currently established. Mr. Kohout confirmed for Mr. Huser the City Code indicates if there are substantial deviations from the proposed plan, they would have to come before the City for approval. Mr. Kohout commented a similar P-D would be the Centennial Oaks cluster home developments which have been approved as a development plan.

Mr. Lambert outlined his idea of needing to establish a main entrance on 10th Street SW in lieu of more proposed entrances shown on the development plan. He continued that there may be potential for a stop light due to a potential higher increase in traffic volume with the proposed expansion and commented on a need to look at the traffic management in the area of the Hospital, Bremer Avenue and the Wartburg Entrance off of Bremer Avenue. Mr. Lambert confirmed with Ms. Thalacker the current main entrance is considered to be on the west side of 8th St. SW. Mr. Huser commented the number of complaints from neighborhood homeowners on the hospital staff parking on the City streets has decreased with the additional parking provided in the past. He would like to suggest sidewalk extensions on the west side of 8th St. SW as part of this proposed development and confirmed with Ms. Thalacker the sidewalk installation date would be determined by the Hospital trustees.

Mr. Kohout confirmed with Commissioner Keller the proposed six story structure would be permissible, should the Commission and Council deem it appropriate as part of the plan development review process.

Motion By: Keller

Seconded By: Lambert

Move that a public hearing be set for the October 1, 2009 Planning and Zoning Commission meeting for the rezoning request for the Waverly Health Center properties in southwest Waverly from A-1, R-2 and R-3 to P-D.

Yes: 6

No: 0

Absent: 1

D. Old Business:

1. In order to promote the safe, effective and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity to residences and businesses in the City of Waverly, City Staff has prepared a model ordinance for review and comments. The City Code review procedure at the present time would only allow these towers to be placed in the A-1 (Agricultural District) and require special provisional use approval. The potential to construct these towers in any zoning district with appropriate restrictions is being considered. A sample ordinance proposal has been prepared for review taking into consideration comments from the July and August meetings and staff is seeking comments on the proposal.

Mr. Lambert outlined his plan of having Wartburg engineering students study wind turbines and their potential effects to neighborhoods and homeowners and for them to present a report at the December 2009 Planning and Zoning Commission meeting.

Mr. Bagelmann supported Mr. Lambert's idea and outlined his idea of imposing a moratorium, similar to the City of Johnston, IA and their study on wind turbines. He is in support of keeping this topic on the agenda as an old business item until all information is gathered and in establishing a public hearing to invite stakeholders to a meeting that may include Waverly Light and Power, wind turbine manufacturers, the County Assessor and the citizens of Waverly. He is interested in finding out if Waverly Light and Power is able to or willing to explore credits to homeowners utilizing wind turbines.

Ms. Waldstein stated her support of continuing with research on wind turbines and comparing information at the upcoming meetings until the Wartburg students come back with a report in December 2009.

Commissioner Dickman stated her desire to start with a larger lot size, with the ability to lessen the lot size requirement over time.

Mr. Keller confirmed with Mr. Kohout there have been 3 requests and inquiries about erecting wind turbines in the Waverly City Limits since 2008. Mr. Keller indicated 2 acre minimum lot size appears to be appropriate and is willing to look at what the result of a student study would be.

Mr. Huser confirmed with Mr. Kohout that rates of return on energy sold back to Waverly Light and Power may fluctuate. Mr. Huser stated the cost of placing a wind turbine on their property may be dependent on what the rate of return would be in order for a turbine to pay for itself and thinks it is important to have some numbers from Waverly Light and Power. He stated his support of a moratorium on construction on wind turbines in the City of Waverly until hearing a report completed by Wartburg students.

Planning and Zoning Commission Minutes
September 3, 2009

Gary Grace commented he would like to find information from Waverly Light and Power about assistance with wind turbine installation and energy credits as it relates to citizens. He stated his interest in finding out if Waverly Light and Power has a long term plan that may involve wind turbine use or if there is an alternative plan that may not involve wind turbine use and in exploring the topic of green energy credits.

The Commission expressed an interest in having Waverly Light and Power attend the October 2009 Planning and Zoning Commission meeting to speak about wind turbines and how it relates to their plans.

E. New Business:

F. Adjournment:

Motion By: Waldstein

Seconded By: Dickman

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 6

No: 0

Absent: 1