

Minutes of Joint Planning and Ordinance Committee Meeting

Thursday, January 23, 2014. 6:30 P.M.

Waterloo City Hall

Meeting called to order by Chairman Clyde Heller. Attending are Aldermen Vicki Koerber, Charles Metzger, Steve Notheisen, Gerald Frederick, Jim Hopkins (Ord), and Rita Trantham (Ord), Zoning Officer Jim Nagel. Citizens with agenda items for discussion are Justin Osterhage, Ryan Osterhage, for agenda item 4, Mr. J.P. Fitzgibbons for agenda item 5.

Agenda Items

1. Petitions by citizens on non-agenda items. None in attendance
2. Approval of 12-02-13 Planning Committee Meeting Minutes. After review, Steve Notheisen motioned and Gerry Frederick seconded to approve minutes as written. Unanimous approval.
3. Ordinance Committee Minutes, 11-18-13 were not presented for review and approval, Ordinance Chairman Vicki Koerber will present at the next Ordinance Meeting for approval.
4. 614 Hamacher Condominium. Mr. Jim Nagel presented a summary of events describing how this subject property was rezoned from R-5 (Multi-family housing) to R-6, Condominiums in December, 2012. The subject area fronting Hamacher Street beginning at 614 Hamacher and proceeding East on Hamacher was rezoned R-6 with exception noted by specific address of existing single family homes included in the zone. The City attempted to notify all landowners via registered mail of the proposed change, and included properly published meeting notices and newspaper announcement. Owners of property at 614 Hamacher do not recall the three attempts to deliver the registered mail. Mr. and Mrs. Justin Osterhage are requesting this property be returned to single family zoning (R-5) to permit the building of a single family residence. The idea of variance was discussed and with cursory review, determined this could not be applied to the requested property. After much discussion, City Attorney Dan Hayes agreed to research this request and offer options if available to assist this matter.
5. Lot 58, Bradford Estates. Mr. Nagel presented maps and details requested by Mr. Fitzgibbons to construct a condominium on subject Lot 58. Mr. Fitzgibbons addressed the committee with his request to rezone the current R-5 area R-6. Currently built duplexes may be non-conforming as some maybe actual condominium(s) constructed prior to the implementation of City R-6 Zoning. The subject area including duplex that may qualify as condominium does not meet the five (5) acre minimum land area. While not all duplexes are contiguous land areas, there could be a negative impact on one or more landowners if this change was implemented. After discussion, it was suggested a zoning text amendment to include Condominiums in Special Use Permit area of R-5. This motion to approve made by Steve Notheisen, seconded by Gerry Frederick, unanimously approved.
6. Rezoning of Southern Illinois Medical Center Property from R-5 to B-3. Mr. Nagel presented to the committee the Minutes of the Planning Commission, dated November 12, 2013 in which the requested rezoning was approved. After discussion, Vicki Koerber motioned to approve requested change in zoning to B-3, Steve Notheisen seconded motion, unanimously approved to be voted on by City Council.

7. Westview Acres Phase I, Revised Final Plat. Mr. Nagel presented detailed summary of events leading the request for approval of Final Plat. This was complicated several years ago when the request by then owner Gary Altes to combine four lots zoned R-5 into two larger lots, same zoning. Action taken by City Council to approve the combination, but the map outlining this was never approved and filed with Monroe County Courthouse. Land has changed ownership and this approval is contingent on acknowledgement by current owner Mark Halleran that he has two larger lots, not four small lots. If Mr. Halleran agrees that he owns two larger lots, the original Final Plat Map will be recommended to Council for approval and signature of Mayor. This contingent recommendation motion was made by Steve Notheisen, seconded by Gerry Frederick, unanimous approval.
8. Sidewalks in Right-of-Ways. Mr. Nagel provided his research per attached. As identified, most cities surveyed required sidewalks on both sides of the streets. Mr. Nagel detailed the overall sizes of street width needed to enable the sidewalks for each type of street. Steve Notheisen suggested random check with 3-4 cities for their overall street width, especially as applies to distance from curb to sidewalk. Vicki Koerber suggested that the city start with sidewalks on both side of street in R-2 and R-3 zoned subdivisions. Gerry Frederick offered idea of making the requirement apply using the square footage of the lots, ie: greater than 20000 sq ft in R-1 subdivision may be waived to only one sidewalk. This will be revisited in a future Planning Meeting.
9. Comments: None. A motion to adjourn made by Steve Notheisen, seconded by Gerry Frederick. Meeting adjourned at 8:40 p.m.