

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON APRIL 14, 2014**

The meeting was called to order by Chairman Eric Baker at 7:00 PM

Roll call was taken: **Present: Gardner, Darter, Hicks, Ziebold, Buettner, Childers and Baker.**

Chairman Baker asked if there were any additions or corrections to the minutes of the March 10, 2014 meeting. A motion was made by Ziebold and seconded by Gardner to approve the minutes of the March 10, 2014 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS:

Z-14-03-01 Review and Comment on Proposed Zoning Map Amendment to Rezone a Downtown Portion of B-3, Central Business District, to R-3, Single Family Residential and a Portion of B-3, Central Business District, to I-1, Light Industrial District.

This petition was heard and approved by the Planning Commission at the March 20, 2014 meeting, however, the Board of Appeals tabled this petition requesting that more investigation/study of the area be performed and better direction be specified for re-zoning the Downtown Portion that is mentioned in the Petition. The Zoning Administrator stated the City of Waterloo review the map amendment and proposed the following:

- 1.) The I-1, Industrial zone district would remain as originally petitioned and unchanged.
- 2.) The four (4) properties across from Sts. Peter and Paul Catholic School and the Ahne Property (address are: 210, 214, 216, 216 Rear, 222 and 301 West Third Street) will not be rezoned and will maintain their current B-3 status.
- 3.) The business district along Moore Street will also remain as originally petitioned.
- 4.) The feed store property will remain B-3 (Central Business District).

The suggested changes will eliminate the need to have properties listed in an ordinance and allows this petition to become a true "map amendment".

Motion was made by Gardner and seconded by Hicks to recommend approval on a Proposed Zoning Map Amendment to Rezone a Downtown Portion of B-3, Central Business District, to R-3, Single Family Residential and a Portion of B-3, Central Business District, to I-1, Light Industrial District as presented. Members voted as follows: YES – Gardner, Darter, Hicks, Ziebold, Buettner, Childers and Baker. Motion carried.

PETITIONS:

Z-14-04-01 Review and Comment on Proposed Zoning Map Amendment to Rezone Lots 1 thru 12 of East Ridge 7th Addition from R-6 (Condominium Residence) to R-5 (Multi-Family Residence.

Mr. Justin and Mr. Ryan Osterhage were present to speak on behalf of this petition. They are requesting that the R-6, Condominium Zoning of East Ridge Phase VII be changed back to the original R-5, Multi-Family zoned district. Lot 1 of East Ridge Phase VII is jointly own by them, and they would like to build a single family home on this parcel of ground. Ms. Childers asked if the Osterhage's received any feedback from the adjoining neighbors regarding this requested zoning change. They responded that they heard from Mr. Dennis Brand and Mr. Barry Scott. Mr. Brand was concerned if his property was going to be affected by the requested zoning change, and Mr. Scott was fine with the requested zoning change. The Osterhage's pointed out that currently

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37% of the lots in the East Ridge Phase VII are non-conforming. Rezoning only Lot 1 would be problematic since it could encourage spot zoning.

Motion was made by Darter and seconded by Gardner to recommend approval on Proposed Zoning Map Amendment to Rezone Lots 1 thru 12 of East Ridge 7th Addition from R-6 (Condominium Residence) to R-5 (Multi-Family Residence).

Members voted as follows: YES – Gardner, Darter, Hicks, Ziebold, Buettner, Childers and Baker. Motion carried.

Z-14-04-02 Review and Comment on Proposed Zoning Text Amendment to remove “Row Dwellings” from the list of Permitted Uses in the R-5, Multi-Family Residence.

The Zoning Administrator stated that the term “Row Dwellings” was actually removed as a permitted use in an R-5, Multi-Family Zoned District in 1999. However, it was inadvertently re-inserted during the 2003 codification. The City of Waterloo would like to again have the term removed as a permitted use under the R-5 zoned district. Currently the City of Waterloo only has one row house development which would not be affected by this change.

Motion was made by Buettner and seconded by Ziebold to recommend removal of “Row Dwellings” from the list of Permitted Uses in the R-5, Multi-Family Residence.

Members voted as follows: YES – Gardner, Darter, Hicks, Ziebold, Buettner, Childers and Baker. Motion carried.

Z-14-04-03 Review and Comment on Proposed Zoning Text Amendment to amend Section 40-3-8 Lot: Division of Lots; by removing the sentence, “Division regulations may not apply to lots that do not increase the density of area.”

The Zoning Administrator mentioned that the City would like to modify Section 40-3-8 of the Zoning Code which allows for the division of a lot or a tract of land. The propose language change for this Section is a version prior to the 1993 codification. This older version is a more comprehensive definition and specifies the any lot division shall conform with all the applicable regulations of the zoning districts in which the property is located.

Motion was made by Buettner and seconded by Darter to recommend approval on Proposed Zoning Text Amendment to amend Section 40-3-8 Lot: Division of Lots; by removing the sentence, “Division regulations may not apply to lots that do not increase the density of area” as presented.

Members voted as follows: YES – Gardner, Darter, Hicks, Ziebold, Buettner, Childers and Baker. Motion carried.

NEW BUSINESS:

The Chairman asked if there was any additional old or new business. There was none.

Motion to adjourn the meeting at 7:55 PM was made by Ziebold and seconded by Hicks. Motion carried.

NEXT MEETING DATE: MAY 15, 2014 at 7:30 PM

Minutes respectfully submitted by Mechelle Childers.