

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON JUNE 9, 2014

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

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

Chairman Baker asked if there were any additions or corrections to the minutes of the May 12, 2014 meeting. A motion was made by Darter and seconded by Hicks to approve the minutes of the May 12, 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:

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

PETITIONS:

Z-14-06-01 Review and Comment on Proposed Special Use Permit for a Residential Use as Permitted in a B-3 Zoning District at 118 West Mill from David Kovac/Jerome J and Elizabeth Properties, LLC.

Mr. David Kovac was present to speak on behalf of this petition. This property has been vacant for several years. Concern was expressed of changing buildings to residential use in the downtown area and the impact on potential future businesses. There is an apartment above the first floor and the building has gone through some renovation. Parking is available in the rear of the building.

Motion was made by Darter and seconded by Gardner to recommend approval on Proposed Special Use Permit for a Residential Use as Permitted in a B-3 Zoning District at 118 West Mill from David Kovac/Jerome J and Elizabeth Properties, LLC.

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

Motion carried.

As no one was present to represent Petition Z-14-06-02, a motion was made by Darter and seconded by Hicks to hear Petition Z-14-06-03 prior to discussing Petition Z-14-06-02. Motion carried unanimously.

Z-14-06-03 Review and Comment on Proposed Zoning Text Amendment to rezone 28.36 acres to property located at the north east corner of Hamacher and Rogers Streets from R-3, Single Family Residential to B-3, Central Business District.

Mrs. Carol Postlewait, St. Peter and Paul Catholic Church Parish Trustee, was present to speak on behalf of this petition. The Parish would like to sell the 28.36 acres it owns at the north east corner of Hamacher and Rogers. In order to maximize the marketability of the property, the Parish is asking the land be rezoned to B-3, Central Business District. Concern was mentioned regarding the location of entrances into the property especially with Zahnnow being located at that intersection. Another topic of concern was rezoning the property to B-3, Central Business District, when the Board had no idea what

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the land may be used for. The Zoning Administrator pointed out that the Comprehensive Plan does not indicate any proposals for the area. General consensus was that the Planning Commission did not want to rezone the land to B-3; Central Business District without knowing what might be built there. If someone was interested in purchasing the property for a commercial business, the Zoning Administrator stated it would take six to eight weeks to rezone the ground. The Board stressed that they were open to discussion for rezoning the property, but did not want to approve the rezoning without more details of potential use.

Motion was made by Hicks and seconded by Darter to table Zoning Text Amendment to rezone 28.36 acres to property located at the north east corner of Hamacher and Rogers Streets from R-3, Single Family Residential to B-3, Central Business District until more information on the land use was available.

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

Motion carried.

Z-14-06-02 Review and Comment on Proposed Area Bulk Variance from the Front Yard Setback Requirements of Section 40-2-3 (A) for 601 South Market Street as Requested by Tim Scheibe, Reliable Sanitation.

The property is currently used as an office space for Reliable Sanitation, and Mr. Tim Scheibe, owner of Reliable Sanitation, would like to expand the building for additional office space. Childers questioned the storage of the forty yard dumpsters that are typically parked in front of the office and wanted to know if this practice would continue after the building expansion.

Motion was made by Hicks and seconded by Gardner to recommend approval on Proposed Area Bulk Variance from the Front Yard Setback Requirements of Section 40-2-3 (A) for 601 South Market Street as Requested by Tim Scheibe, Reliable Sanitation with an additional recommendation that Reliable Sanitation follow the City of Waterloo's ordinance regarding the parking of dumpsters and commercial vehicles at this site.

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

Motion carried.

NEW BUSINESS:

The Chairman asked if there was any new business. The Zoning Administrator stated that he has been in contact with individuals and with the City Attorney to start a review and update of the Comprehensive Plan.

Motion to adjourn the meeting at 8:10 PM was made by Gardner and seconded by Buettner.

Motion carried.

NEXT MEETING DATE: JULY 14, 2014 at 7:30 PM

Minutes respectfully submitted by Mechelle Childers.