

**MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON AUGUST 11, 2014**

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

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

Chairman Baker asked if there were any additions or corrections to the minutes of the July 14, 2014 meeting. A motion was made by Ziebold and seconded by Hicks to approve the minutes of the July 14, 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-14-08-01 Review and Comment on Proposed Special Use Permit for a Single Family Residence in a B-3 Zoning District as permitted by Section 40-2-3 (B) for property located at 200 East First Street.

The Zoning Administrator stated that this is a petition by Russell Walster requesting a special use permit for a single family residence at 200 East First Street. The building is located in the downtown business district and a special use permit is needed for the structure to be use as a residence.

Motion was made by Ziebold and seconded by Gardner to recommend approval on Proposed Special Use Permit for a Single Family Residence in a B-3 Zoning District as permitted by Section 40-2-3 (B) for property located at 200 East First Street.

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

Z-14-08-02 Review and Comment on Proposed Amendment to the R-6 Condominium Zoning District List of Existing Properties Considered to be Conforming Uses and Allowance of a Single Family Residence Use on One Lot. These proposals would affect only East Ridge Phase 7.

The Zoning Administrator stated that this petition is by the City of Waterloo. The Planning Committee reviewed Mr. Ryan Osterhage and Mr. Justin Osterhage's request to rezone the R-6 Condominium Zoning in East Ridge Phase 7 back to its original R-5, Multi-Family zoned district. Neighbors opposed the rezoning of the R-5, Multi-Family, but were in favor of granting relief for a single family residence to be built on lot number one, the Osterhage property. During

the Planning Committee review, it was determined that four (4) properties were omitted from the original amendment. This proposed change, to the East Ridge Phase 7 R-6 Condominium Zoning District would correct the omission of four properties to the list of grandfather properties and also allow the construction of a single family residence on lot number one (which has already been applied for). Mr. Ryan Osterhage stated that they were in favor of the proposed change, but now would like to see duplex usage allowed for lot number one. Mr. Osterhage explained that Justin Osterhage no longer has an interest in building a single family residence on lot number one, and since two of the non-conforming lots contain duplexes, they would like to have their original rights restored and allowed to build a duplex on lot number one. The Zoning Administrator stated that the Planning Committee approved a single family residence as that is what was applied for. Also, the neighbors left the Planning Committee meeting with an understanding the lot number one would contain a single family residence.

Motion was made by Darter and seconded by Ziebold to table Petition Z-14-08-02 Review and Comment on Proposed Amendment to the R-6 Condominium Zoning District List of Existing Properties Considered to be Conforming Uses and Allowance of a Single Family Residence Use on One Lot until the residents were notified of the propose amendment change and input was received from the Planning Committee on the propose change. Members voted as follows: YES –Gardner, Darter, Hicks, Ziebold, Childers and Baker. Motion carried.

NEW BUSINESS:

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

Motion to adjourn the meeting at 7:43 PM was made by Hicks and seconded by Darter. Motion carried.

Minutes respectfully submitted by Mechelle Childers.