

MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON October 14, 2024

The meeting was called to order by Rau at 7:00PM.

Roll call was taken: **Present:** Rau, Hicks, Voelker, Gaitsch, Pittman, Youngs

Rau asked if there were any additions or corrections to the minutes from the June 10, 2024 Planning Commission meeting. There were none. A motion was made by Gaitsch and seconded by Youngs to approve the minutes of the June 10, 2024 meeting. **Motion carried.**

Rau asked if there were any citizens to address the Planning Commission. There were none.  
Rau asked if there were any corrections or deletions to the agenda. There were none.

**PETITIONS:**

**P 24-10-01      Review and Comment on a concept plan for the Deer Ridge Crossings future development, parcel number: 08-19-300-001-000. The property is abutting Natalie Estates, and the developer is associated with the existing subdivision.**

Matt Patterson, who currently manages Natalie Estates, was present tonight to represent the concept plan for the new 66 lot subdivision to be named Deer Ridge, adjacent to Natalie Estates. A separate subdivision is required instead of an extension of Natalie Estates because the developer intends to enact a separate set of building covenants and restrictions as well as a separate HOA. The lots are larger and different building materials will be required. Proposed lot sizes are within or exceed code for R-3 zoning and there is a nice transition to the larger lots of Remlock Phase 7, which is zoned R-1 to the east.

The annexation plans and sketch plat are coming soon. Planning Commission would like to review the proposal in full when it is ready as the proposed area for the new Deer Ridge subdivision is not yet within the incorporated limits of the City of Waterloo.

From a Comprehensive Plan standpoint, residential is good in this area, although the increased amount of potential traffic in the area is still a concern to the Planning Commission. They once again request a traffic study to be conducted. With data from a traffic study, the city would have something data-driven on which to rely when asking questions of this nature.

The Commission also discussed a potential Legacy Place connection between the new Deer Ridge subdivision and Remlock Phase 7 to connect the two subdivisions. The Commission proceeded to debate the need for a connection.

There is concern that with a through connection that the street could become a pass-through for drivers from Hamacher to Rogers through a residential area which could create a dangerous situation for residents. It could be considered a *necessary* instance for connection for school bus and emergency equipment to safely access properties within the subdivisions. Additionally, the comprehensive plan states in section 3.8a.5e, "*all new subdivisions should provide connections or easements to adjacent undeveloped properties, where necessary, to promote efficient pedestrian circulation and emergency vehicle access.*"

Dennis Brand was also present to discuss the need for a Legacy Place connection. Both developers do not see a necessary need for the connected as both subdivisions will have access in two directions: Rogers St and Hamacher St. There may not be a *necessary* instance for the streets to connect, especially with multiple points of egress to each subdivision for school bus and emergency apparatus to safely and efficiently access properties within each subdivision.

**No recommendation to be made at this time. Planning Commission would like to see the proposed subdivision plat and annexation agreement before making a recommendation. The Planning Commission also stresses the need for a traffic study in this area and for input from public safety and other city departmental stakeholders to comment on the accessibility of the developments with and without a Legacy Place street connection between the proposed Deer Ridge and Remlock Phase 7 subdivisions.**

**OLD BUSINESS:** None.

**COMMENTS:** Welcome to Roberta Rohwedder, the City of Waterloo's Building Official! The Planning Commission intends to revisit comprehensive plan revisions beginning in January 2025.

**Motion to adjourn the meeting at 8:08 PM was made by Pittman and seconded by Youngs. Motion carried.** Minutes respectfully submitted by Lauren Voelker.