

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairman Motta called the Planning and Zoning Commission to order at 12:01pm on January 19, 2024.

ROLL CALL: Adelberg P , Duke P , Landstrom P , Baumann P , Briscoe P , Motta P , Spriggs A .

APPROVAL OF MINUTES From September 8, 2023: Duke moved to approve the minutes; Baumann seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: Two corrections to the agenda were made regarding the description of the lots to be rezoned.

COMMUNICATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Election of officers: First meeting of the year calls for a vote for a Chair and Vice-Chair. Duke nominated Motta for Chair. Adelberg seconded the motion. Motion passed unanimously. Duke nominated Adelberg for Vice-Chair. Motta seconded the motion. Motion passed unanimously.

24-1: Review the Preliminary and Final Plat for the Scout Subdivision PUD, located at the former Iowa Telecom Site, comprising of completing a replat of the existing parcel into 41 individual lots. The PZC will make a recommendation to City Council.

Avis explained that the Scout Subdivision name stems from the history of this property, being that there was once a plane owned by Billy Robinson that was buried here, whom is what the Cul-De-Sac is named after, and that 'Scout' was the name of his original airplane. He explained that this plat iteration includes more storm water retention basins than what was proposed previously to help slow water discharging into the storm water system. He noted that the total impervious surface area of this development when fully constructed has a major net decrease from the total impervious surface area that existed when the GTE building and parking lot were in place, and that there were essentially no storm water retention infrastructure in place for the decades that those existed. He explained that the preliminary and final plat both meet all of the Subdivision and Zoning regulations.

Duke made a motion for the PZC to recommend the approval of the Preliminary and Finals Plats for the Scout Subdivision to the City Council. Landstrom seconded the motion. Motion proved unanimously.

24-2: In addition to reviewing the Scout Subdivision Preliminary Plat, the PZC will discuss and make a recommendation to City Council for rezoning lots 1-19 to R-2: Two-Family Residential, and lots 20-40 & 'Outlot Z' to R-1: Single-Family Residential.

Avis explained that there is a proposal for 8 duplexes to be constructed along 11th Avenue, and that each half of a duplex will be on one side of the proposed lots along that road. There are also three lots north along Sunset St that are also of similar size to these lots and it would be possible for another duplex and a smaller home built on them. He explained the remaining lots would all be solely for single-family homes to be built, and would be in line with the adjacent properties' assigned zoning and use.

Duke made a motion for the PZC to recommend the approval of the rezoning changes as described for the lots within the Scout Subdivision to the City Council. Adelberg seconded the motion. Motion proved unanimously.

24-3: The PZC will also review the potential creation of the Scout Subdivision Overlay Zoning District, which would create zoning restrictions which would apply to property within the Scout Subdivision Planned Urban Development.

Avis explained that through conversations with the nearby neighbors of this subdivision that there was a desire to protect the integrity of the existing neighborhood through some type of covenants. Avis explained that the easiest way to the City to complete this would be through the creation of an overlay zoning district, which could have regulations that would apply to these lots like that of covenants within a neighborhood association. He further explained that the City does not have a desire to be the authoritative figure of a homeowner association, and that to enforce regulations like those detailed, an overlay district is preferred.

Landstrom made a motion for the PZC to recommend the approval of the Scout Subdivision Overlay Zoning District for the Scout Subdivision to the City Council. Baumann seconded the motion. Roll Call votes were as follows:

Adelberg Yes, Duke No, Landstrom Yes, Baumann Yes, Briscoe Yes, Motta Yes, Spriggs A. Motion passed 5 yes to 1 no.

ADJOURN: Motta moved that the meeting be adjourned. Duke seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:41 p.m.

SECRETARY

