

## MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chair Adelberg called the meeting of the Planning and Zoning Commission to order at 7:03 p.m. on March 30, 2021.

**ROLL CALL:** Adelberg \_\_P\_\_, Duke\_\_P\_\_, McGriff\_\_P\_\_, Baumann\_P\_\_,  
Briscoe\_\_A\_\_, Stewart\_\_A\_\_, Stutz\_\_P\_\_.

**APPROVAL OF MINUTES From January 29, 2021:** A motion was made to table the approval of minutes to the next meeting. The motion passed unanimously.

**APPROVAL OF AGENDA:** Duke made a motion to approve the agenda. McGriff seconded the motion. Motion passed unanimously.

### COMMUNICATIONS:

### OLD BUSINESS:

### NEW BUSINESS:

1. Continue discussion on potential new zoning district for Downtown Grinnell.

Mr. Avis explained the attachment for potential new regulations for a new zoning district in the Central Business District. He then showed examples of these regulations at work based on buildings constructed recently within the City of Columbia, MO vs buildings located there that were done without these regulations.

Ms. McGriff explained she thought it was nice to see the difference examples and now just needs to process the info. She wants to look more into the balconies as well as setbacks.

Ms. Adelberg explained she hopes that the buildings aren't plain, and that they can attempt to look more like current buildings in the Downtown district.

Kevin Kolbe explained that 4 stories at 50 feet is unreasonable. He was concerned with the idea of 85 tall buildings, and the requirement for all new buildings to be 2 stories, as well as zero lot lines with an 85' tall building. He also explained that Columbia, Mo is much larger than Grinnell, and would prefer to see what Pella and Decorah have for their downtown district.

Mr. Avis explained the he believes many of these things will absolutely be refined.

Ms. Adelberg explained that this info was good and she would like to see other comparisons of other cities as well.

Mr. Avis asked how much time everyone would like to have to review this info before having another meeting.

Ms. Adelberg explained the end of April may be best.

Ms. Duke asked if there is a timeframe for when this needs to be completed by.

Mr. Avis stated that June would likely be best.

Mr. Stutz asked if there was any opposition to this proposal.

Mr. Avis explained that no negative has been received yet.

**ADJOURN:** Baumann moved that the meeting be adjourned. McGriff seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:58 p.m.

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STAN STEWART, CHAIR

ATTEST:



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SECRETARY