

MINUTES OF THE PLANNING AND ZONING COMMISSION

Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a meeting at 7:00 p.m. on Tuesday, May 11, 2021

ROLL CALL: Adelberg __P__, Duke__P__, McGriff__P__, Baumann_P__,
Briscoe__A__, Stewart__A__, Stutz__P__.

APPROVAL OF MINUTES From January 29, 2021 & March 30, 2021:

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

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1. Review zoning regulations of comparative cities with those of proposed C-3 Zoning District.

Mr. Avis went through the findings of a summary description of other cities' zoning setback regulations, explaining that most, if not all, allow buildings to be placed right upon both the front and side yard lot lines, and that a 5-to-15-foot rear yard setback was typical. He also explained the information of other cities, being small cities with private colleges located within them, and these cities being Decorah, Pella, and Galesburg, IL, specifically indicating their allowance for buildings to be placed upon the right of way line, meaning essentially no front or side yards being required, and that two of the cities did not have a building height or story limitation, but Decorah did have a maximum height of 40 feet.

2. Finalize discussions on specific items for proposed C-3 Zoning District to make a recommendation to City Council for the creation of a new zoning district:
C-3: Zone of Confluence District.

A discussion was had by members of the Commission related to allowing the side yard and front yard setback to be zero. All commissioners came to agreement that not requiring a side yard or front yard setback would be recommended. The commissioners then had a discussion on the maximum height of buildings that they would permit. Commissioners felt that 85 feet would permit a building that would be too tall in comparison to other existing buildings downtown, but that permitting a building 1-story taller than the buildings proposed to be constructed currently was reasonable. A discussion was had on what the proposed regulations of this new district could allow the maximum height, and 65 feet was recommended as the height to become the maximum allowed. The commissioners all agreed that 65 feet would be the maximum height to recommend for this district.

The commissioners then had a discussion on off-street parking, feeling that not requiring it is something they all did not feel comfortable with, but all agreeing that addressing off-street parking is something they felt should be looked at by City Council, and making a recommendation for a conversation related to that to occur.

Ms. Duke made a motion that the Planning and Zoning Commission make a recommendation to City Council to review the C-3: Zone of Confluence Zoning District for approval to be included in the Code of Ordinances. Ms. Baumann seconded the motion. Roll call votes were as follows:

Adelberg __Yes__, Duke __Yes__, McGriff __Yes__, Baumann __Yes__, Stutz __Yes__.

Roll call vote was a majority yes, the motion passed.

ADJOURN: Baumann moved that the meeting be adjourned. McGriff seconded the motion. Motion passed unanimously. Meeting was adjourned at 8:03 p.m.

STAN STEWART, CHAIR

ATTEST:

SECRETARY

