

MINUTES OF THE PLANNING AND ZONING COMMISSION

Chairperson Randy Reavis called the meeting of the Planning and Zoning Commission to order at 7:03 p.m. on May 12, 2020.

ROLL CALL: Stewart P , Bair P , Adams P , Adelberg P , Duke P , McGriff P .

Also in Attendance: Tyler Avis, Dan Agnew, Ryan Ferguson, Thomas Grabinski, Cheryl Neubert, James Paulson

APPROVAL OF MINUTES FROM January 21, 2020: Duke made a motion to approve the minutes. Adams seconded the motion. Motion passed unanimously.

APPROVAL OF AGENDA: Adams made a motion to approve the minutes. Stewart seconded the motion. Motion passed unanimously.

COMMUNICATIONS: Mr. Avis explained that there had been one email received and one text message. Avis read the text message aloud for all to hear, and explained that the email stated they were against the zoning request because it would increase traffic and the proposed structure was out of line with the historic district.

OLD BUSINESS: None

NEW BUSINESS:

1. Review an application from Ryan C & Carrie A Ferguson requesting 1510 Broad St to be rezoned from R-1: Single-Family Residential to R-2: Two-Family Residential

Chairperson Reavis asked for a staff report. Avis read the findings of staff from the Memo to the Board as it was written.

Reavis asked the Commission if any of them have any comments or questions.

Adelberg stated she did receive a phone call from someone that was concerned about increased traffic on the alley, and that she does agree that this is a historical property and what is proposed is not within the style of the existing house.

Duke asked how much control the City has in controlling the property.

Avis explained that any new building on this lot or any lot has to meet the zoning regulations as they are currently written, but there are no architectural standards which exist that could limit the types of materials used in structures.

Adams asked if this property is within a recognized historical district that limits what can and can't be built.

Avis explained that this property is within Grinnell's Historic District but there are not any formally adopted regulations which limit the types of construction within the district.

Stewart asked if this property is on the list of Nationally Historic Places or Properties.

Ryan Ferguson confirmed that it is.

Stewart asked if that changes the dynamic of being able to modify the property.

Avis explained that any new structure on the property likely wouldn't be on the list, and the structure being recognized as on the historic list of properties likely wouldn't limit any new construction.

Ryan Ferguson asked if he could explain the request but his connection quality was poor and could not be easily understood.

James Paulson expressed he was not in favor of the zoning request as the proposed building does not fit the historic nature of the neighborhood. He explained that he was successfully able to get a property historically registered about 20 years ago, and the process was difficult and there were things that they had to meet, such as the look of the chimney, in order for it to qualify.

Avis asked if a detached structure on the same property would have any negative effect on a structure that is listed on the registry.

Paulson stated it likely wouldn't but it would be detrimental to the spirit of the historic house and property, and it may be insensitive. He further stated the Historic Preservation Committee of Grinnell doesn't have the legal status in the City to limit a structure from being built, but a City such as Pella has given the authority to protect their historic district. Paulson further explained that control is something that Grinnell's Historic Preservation Commission is hoping to be granted by the City to the Commission. He further explained that the sign placed by the realty company just north of McNally's is something that most of the people living in the Historic District in Grinnell weren't happy about, but it did meet Grinnell's Zoning Regulations. He continued to explain that is the type of project he wishes the Historic Preservation Commission had more authority over.

Cheryl Neubert stated that the Historic Preservation Commission met the night before and felt they didn't have enough information to make a position statement, which is why many of them were in attendance tonight to see if there is more information they can gather.

Ferguson asked if he is able to be heard.

Avis explained that it is difficult to hear.

Someone asked if the City was looking to rezone the entire block.

Avis explained that it would just be this individual property.

The individual stated they thought that wasn't allowed.

Avis explained that spot zoning is what is not allowed, and explained an example of what that would be.

Adams asked Reavis to confirm if they are to be concerned with the zoning or the construction.

Reavis confirmed that the Commission deals with zoning.

Adams made a motion to table the request to a later date so that the applicant could commute effectively. McGriff seconded the motion. The motion passed unanimously.

INQUIRIES: None

ADJOURN: Reavis moved that the meeting be adjourned. Stewart seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:27 p.m.

ATTEST: 

RANDY REAVIS, CHAIRPERSON

SECRETARY