

## MINUTES OF THE PLANNING AND ZONING COMMISSION

Secretary Tyler Avis called the meeting of the Planning and Zoning Commission to order at 7:03 p.m. on October 6, 2020.

**ROLL CALL:** Stewart A, Adelberg P, Duke P, McGriff P, Baumann P.

**Also in Attendance:** Jack Morrison

**APPROVAL OF MINUTES FROM May 12, 2020:** Adelberg made a motion to approve the minutes. Duke seconded the motion. Motion passed unanimously.

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

**COMMUNICATIONS:** Mr. Avis explained that three members have resigned from the Commission bringing the total member count to 5. All members resigned indicated they have served for quite some time, and are ready to move forward.

**OLD BUSINESS:** Mr. Avis updated the Commission on a previous rezoning case from Ryan Ferguson, he explained that the applicant is no longer proceeding with the request.

### **NEW BUSINESS:**

1. Commission members to vote on Chairperson and Vice-Chairperson.

The Commission unanimously voted to wait to vote for a new Chair and Vice-Chairperson until the unfilled seats have appointees, or until the next meeting.

2. Review an application from Jack Morrison on behalf of Mayflower Homes to consider a request to rezone 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential.

Mr. Avis explained the request per the staff memo.

Ms. Adelberg asked about the orientation of the homes and asked the applicant to clarify how many units would be on the lots.

Mr. Morrison explained these will be single-family homes, so there will be two units on one lot.

Mr. Avis clarified the City's zoning regulations on a situation where two separate dwellings are located on the same lot, and that the only district where that is permitted is the R-3 District. Mr. Avis also indicated no public input had been received on this matter.

Ms. Duke made a motion that the Planning and Zoning Commission make a recommendation to City Council to approve the rezoning of 1105 and 1109 Hamilton Avenue from R-2: Two-Family Residential to R-3: Multifamily Residential. Ms. Adelberg seconded the motion. All members indicated by a roll call vote to approve the motion and the motion passed unanimously.

3. Introduce Commission members to existing zoning situation downtown and proposed Merge Development and issues surrounding the height and front yard setback limitations of Grinnell's existing Zoning Regulations for the C-2: Central Business Zoning District.

After a discussion on the possibility of the challenges the City Regulations currently have with proposed developments within the downtown district, the Commission unanimously voted to recommend City Council to recommend the Commission to begin the process of looking at our current zoning regulations and addressing issues within our downtown district, as well as the possibility of creating a blanket /overlay district or potentially a new zoning district to promote the types of proposed construction the City believes will occur in the downtown district

**INQUIRIES:** None

**ADJOURN:** Adelberg moved that the meeting be adjourned. Baumann seconded the motion. Motion passed unanimously. Meeting was adjourned at 7:43 p.m.

ATTEST: 

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STAN STEWART, CHAIRPERSON

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SECRETARY