HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 26, 2019

The Hiawatha Planning and Zoning Commission met in the Hiawatha Council Chambers on August 26, 2019. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Board members present: Vice Chairperson Mark Ross, Kenny Jones, Lisa Jepsen, Terry Trimpe, and Kevin Neef. Members absent: Darryl Cheney. Staff present: Community Development Director Patrick Parsley, Assistant Building Official Jim Fisher, City Engineer John Bender, and City Administrator Kim Downs. Guests in Attendance: Susan Forinash.

Board Member Trimpe moved to approve the agenda. Seconded by Jones. Motion carried.

Director Parsley welcomed our new board member Kevin Neef.

Board Member Jones moved to approve the meeting minutes of June 24th, 2019. Seconded by Ross. Motion carried.

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Schnoor-Bonifazi Engineering & Surveying known as Todd Hills First Addition, Hiawatha, Iowa.

Director Parsley started by asking if there were any questions or comments.

Board members requested a map and one was provided on the overhead.

Director Parsley explained this was a Final Plat for a section of the Preliminary Plat approved early this year, this Final Plat is 29 lots.

Trimpe asked what end the proposed Final Plat was on?

Director Parsley explained this would be on the East section of the Preliminary Plat, next to the Pines at Turtle Creek Addition.

Trimpe asked if there have been any changes since the Preliminary Plat.

Director Parsley answered there has been a few changes. The lot sizes are larger and the layout of the roads has also changed. The road locations remain the same on the Final Plat map and a note was added to state no lot would have private access to Todd Hills Road. He also noted, the size of the out-lot stayed the same, the street design is under the new SUDAS standard and parking is on one side.

Jones ask what street will go to Todd Hills Road?

Chairperson Powers answered it is going to be Reed Road that connects the Final Plat to Todd Hills Road.

Chairperson Powers asked if they were going to continue what they did in the Turtle Creek Addition by only having sidewalks on one said of the street?

Director Parsley answered this is an R-3 and sidewalks will be on both sides of the street.

Vice Chairperson Ross moved recommendation to City Council to approve the Final Plat submitted by Schnoor-Bonifazi Engineering & Surveying known as Todd Hills First Addition, Hiawatha, Iowa. Seconded by Chairperson, Powers.

AYES: Trimpe, Jones, Ross, Jepsen, Neef, Powers
NAYS: None
ABSENT: Cheney
Motion Carried.
Resolution #19-008 Approved

Consider Resolution for recommendation to Board of Adjustment to approve the Conditional Use Expansion Request submitted by R & S Properties LLC for the property located at 1405 Industrial Dr., Hiawatha, Iowa.

Chairperson, Powers brought up there was a lot of discussion during the platting for that area.

Director Parsley answered there was a lot of discussion when we did a platting and also on the original Conditional Use not that long ago. He introduced Susan Forinash representing Hall and Hall to address any questions. There was one question regarding the screening along Industrial Drive. Is that still planned to be plantings or fence?

Susan Forinash answered that is planned to be plantings.

Jones asked if they have already done the plantings on the North site?

Susan Forinash replied there has not been anything done to the North site yet.

Jones asked when that would get done.

Susan Forinash said she thought if this Conditional Use was approved, they would transfer their existing yard to the East, everything would come over to this portion, the North lot.

Chairperson Powers asked Director Parsley if there have been any complaints on the North lot?

Director Parsley answered we have not received any complaints, dust or noise. There are quite a few trucks that go through there and they have performed the crushing operation and as far as I know they have a water system for controlling the dust.

Jones asked if they were going to move everything from their existing lot to the North?

Susan Forinash confirmed they are going to move everything from their existing lot on Hawkeye Drive to the lots on Industrial and Midwest Concrete Products which is along Hawkeye is expanding their business.

Jones expressed his concern that he would rather have trees along Industrial rather than a fence, it would look better.

Director Parsley replied that we can approve with the condition of having landscape over a fence. We have recommended four conditions for approving this resolution.

Susan Forinash asked what the previous Conditional Use was approved with?

Director Parsley answered it was also approved with the condition of using trees.

City Engineer Bender noted sidewalks are in the plan and they are to be installed.

Chairperson Powers moved recommendation to Board of Adjustment to approve the Conditional Use Expansion Request submitted by R & S Properties LLC for the property located at 1405 Industrial Dr., Hiawatha, Iowa, with the following conditions:

1. Maintain dust control in the crushing and hauling processes.
2. Limit the hours of operation for crushing to match the UDC noise ordinance.
3. Provide portable restroom facilities on the site during all crushing activities lasting more than one hour.
4. Provide screening along Industrial with plants and trees to 50% opaque; to be planted and maintained in place of a fence.

Seconded by Neef.

AYES: Jepsen, Powers, Jones, Ross, Neef, Trimpe
NAYS: None
ABSENT: Cheney
Motion Carried.
Resolution #19-009 Approved

Volunteers for Robins Road Corridor Study workshop October 14, 2019.

Director Parsley explained we are in the process of implementing the Robins Road Corridor Study and integrating it into our ordnances, our comprehensive plan and our Design Guidelines. The process includes working with staff to get the language and text ready for implementing it into our unified development code and then going over that with some representatives of the City Council and the Planning and Zoning Commission. It is very similar to rezoning when the overlay is completed. So, for that purpose we are doing the initiation of the rezoning through the Planning and Zoning Commission and the Council. Sometimes rezoning takes place as an initiation through the land owner and sometimes we do it as a city. In this case we think an overlay is needed in order to promote the development of that area as is envisioned by the comprehensive plan and we think the best way to do that is to initiate it through the Commission and the Council so it will be an overlay process. We have Bolton and Menk working with us to get the language and overlay district language ready for adoption. To do this we need a few volunteers from the Planning and Zoning Commission to meet on October 14th, 2019. We are hoping to take this to Planning and Zoning in October and for approval in November

Jones asked if the Robins Road study was going to extend all the way from North Center Point Road to Boyson Road? So, we won't have to do any more rezoning?

Director Parsley answered there is no guarantee there will be no more rezoning but the study goes from Emmons to Boyson. Part of the work study is setting up the boundaries.

Chairperson Powers asked about the notification process to the homeowners.

Director Parsley answered we are not required to mail notices but, in the past, we have mailed them. So, for this project we will be mailing out notices along with our public notice.

City Administrator Kim Downs added the positive of this, is that most of these property owners have participated in our public input meetings and given their input on what they like and what they didn't like. So, this will not be a surprise to those owners.

Neef asked about the meeting time on October 14th.

Director Parsley replied we intend to have the meeting at 5:30 pm. The only thing that could change is if we have an item for the Board of Adjustment which also takes place that evening, we would slide this meeting to after the Board of Adjustment meeting. We will know that two weeks before the meeting date.

Board members Neef, Trimpe, and Jepsen volunteered.

Jones moved to adjourn the meeting at 5:50 P.M. Seconded by Trimpe. Motion Carried.

_____
Mark Powers, Chairperson

ATTEST:

_____
Tiffany Stinson, Permit Clerk