

*(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection on the City of West Branch Website at [www.westbranchiowa.org/government/council-videos](http://www.westbranchiowa.org/government/council-videos). The minutes are not approved until the next regularly scheduled City Council meeting.)*

**West Branch, Iowa  
Council Chambers**

**Joint City Council Work Session with  
Planning & Zoning Commission Meeting**

**November 15, 2016  
7:00 p.m.**

Mayor Roger Laughlin called the West Branch Joint City Council / Planning & Zoning Commission meeting to order at 7:00 p.m. Roll call: Mayor Roger Laughlin was present. Council members: Colton Miller, Tim Shields and Mary Beth Stevenson were present. Jordan Ellyson and Brian Pierce were absent. Planning & Zoning members: John Fuller, LeeAnn Aspelmeier, Gary Slach, Ryan Bowers and Clara Oleson were present. Liz Seiberling and Sally Peck were absent. Laughlin welcomed the audience and the following City staff: City Administrator Matt Muckler, Deputy City Clerk Leslie Brick and Public Works Director Matt Goodale

Mr. Brian Boelk, HBK Engineering – Meadows Subdivision – Phase 3

Boelk presented a conceptual design of the Meadows Subdivision Phase 3- tract 1, approximately a twelve acre parcel. The concept divided the parcel into four lots with a single street including a cul-de-sac and street access to Cedar-Johnson Road. The design also indicated infrastructure utility locations as well as additional lots further east on the future Dawson Drive. Boelk mentioned the idea of a wet/dry bottom basin on the east side of the parcel and suggested a potential cost sharing with the City as an amenity. Boelk said the developers were interested in getting the site shovel to make the site more appealing to potential buyers. He stated that there has been interest for a senior living center on the property. Peggy Slaughter, Commercial Real Estate agent provided information on research she had been conducting to determine what type of facility is needed and appropriate for West Branch. Brad Larson, KLM Development also stated there has been interest in the smaller lots for a potential business/residential building. Chris Kofoed, KLM Development asked for feedback on whether it made sense to develop the four lots (29, 30, 31 and 32) should be included in Phase 3. Everyone at the table agreed on a wet bottom basin and Councilperson Stevenson asked Boelk to provide cost estimates on the wet/dry basin for Council consideration. She also expressed her concern with lots 31 and 32 and reminded that these lots are in the flood plain and that building could not occur on these lots. Overall, the Council and commission members were in favor of the potential design concept.

**ADJOURNMENT**

Motion to adjourn joint work session by Bowers, second by Fuller. Motion carried on a voice vote. Joint session adjourned at 7:45 p.m.

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Roger Laughlin, Mayor

ATTEST: \_\_\_\_\_  
Leslie Brick, Deputy City Clerk