

(These minutes are not approved until the next Commission meeting.)

City of West Branch Planning & Zoning Commission Meeting
July 26, 2016
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the meeting of the Planning & Zoning Commission at 7:00 p.m. welcoming the audience and following City Staff; Zoning Administrator Paul Stagg, Commission Members LeeAnn Aspelmeier, Ryan Bowers, Clara Oleson, Liz Seiberling, Sally Peck and Gary Slach were present.

Approve Agenda/Consent Agenda/Move to action.

Approve minutes from the May 24, 2016 Planning and Zoning Commission Meeting.

Approve minutes from the June 21, 2016 Planning and Zoning Commission Meeting.

Motion by Bowers, second by Aspelmeier to approve the agenda. AYES: Bowers, Aspelmeier. Motion carried on a voice vote.

Motion by Oleson, second by Bowers to approve the May 24, 2016 minutes. AYES: Oleson, Bowers.

Motion carried on a voice vote.

Motion by Oleson, second by Bowers to approve the June 21, 2016 minutes. AYES: Oleson, Bowers.

Motion carried on a voice vote.

Public Hearing/Non-Consent Agenda

Public Hearing on the proposed amendment to the West Branch Zoning Code concerning a rezoning request from Cedars Edge Golf Course.

Public Hearing opened at 7:04 p.m. Jerry Sexton, Cedars Edge Golf Course stated that no changes have been made to the layout concept and that there would be a mix of R-1, R-2 and R-3 zones. Mayor Laughlin addressed the commission and spoke in favor of the rezoning. He stated he was wholeheartedly in support of the rezoning and said that he felt this was good for West Branch. Peck questioned the Mayor on how much increased traffic to Cedar/Johnson Rd and Main Street this would add and also questioned if fire protection would be an issue indicating concerns already in place with the current residents in the Greenview and Bickford developments. Laughlin responded that traffic would increase and the City does plan to repair the southern part of Cedar/Johnson road with it could afford to do so. Kathy Knoop, resident and licensed real estate agent in the state of Iowa also spoke in favor of the rezoning both as a resident and from a business opportunity. Asplemeier commented that the only negative comment she had heard was from some of the Bickford residents who currently have a view of the golf course. She stated that Johnson County assessed certain properties higher due to the golf course view and that the new development will detract from those properties. No other comments were made. Public Hearing closed at 7:10 p.m.

Approve a recommendation to the City Council for the rezoning of four tracts located in the Cedars Edge Golf Course: An approximately 27.49 acre parcel on the Westerly portion of the W. ½ N.W.1/4 Sec. 6 T.79N. R.4W in West Branch, Cedar County, Iowa, more commonly known as Cedars Edge Golf Course. Rezoning Tract #1: A-1 to R-1, Rezoning Tract #2: A-1 to R-2, Rezoning Tract #3: A-1 to R-3, and Rezoning Tract #4: A-1 to B-1./Move to action.

Motion by Oleson, second by Bowers to approve recommendation to the City Council. AYES: Oleson, Bowers. Motion carried on a voice vote.

Approve recommendation to the City Council to pursue adoption of a residential plot plan./Move to action.

Mayor Laughlin spoke against residential plot plans because he felt it is a burdensome expense on the homeowner. An engineer would need to be hired at the homeowner or builders expense and he said that the City would then be responsible if they signed off on the plan. He also felt the City may have to hire someone with expertise to review the plans. Oleson asked if this was in response to a particular issue with drainage. Stagg responded that there have been some issues in the past. Kathy Knoop, also spoke

against the plan citing that this would put a hitch in the current building incentive plan. Jerry Sexton gave his opinion that the developer should designate their own drainage areas in accordance with City approval. Stagg also mentioned that this would be part of the building permit process. Members of the commission requested additional time to review and make revisions to the residential plot plan before making a recommendation to Council for approval.

Motion by Slach, second by Peck to not approve recommendation pending further discussion and revisions to the Residential site plan. AYES: Slach, Peck, Oleson, Bowers, Aspelmeier, Seiberling, Fuller.

Discussion on Update to the West Branch Comprehensive Plan

Fuller requested that all updates and revisions be mailed to Stagg prior to the next meeting so they can be compiled and then further reviewed. Fuller commented that the information should be factual and represent West Branch's vision of what the future would like.

Discussion of Rules of Procedure

Stagg reintroduced the Rules of Procedure and asked the commission to review and consider adopting. Fuller requested that this item be moved to the next meeting as an action item to either adopt or request revisions.

CITY STAFF REPORTS - None

COMMENTS FROM CHAIR AND COMMISSION MEMBERS

Slach commented that the City expedite improvements to south Cedar/Johnson Road and the intersection where it meets Main Street. With the impending rezoning of the area to accommodate future business and residential, he feels strongly that the City try to do something sooner versus later.

Adjourn

Motion to adjourn meeting by Oleson, second by Bowers. Motion carried on a voice vote.
Planning & Zoning Commission Meeting at 8:51 p.m.