

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

City of West Branch Planning & Zoning Commission Meeting

July 28, 2015

West Branch City Council Chambers, 110 North Poplar Street

Chairperson Roger Laughlin opened the regular meeting of the Planning & Zoning Commission at 6:30 p.m. welcoming the audience and following City Staff; Zoning Administrator Paul Stagg, City Administrator Matt Muckler and Deputy City Clerk Leslie Brick. Commission Members, LeeAnn Aspelmeier, Ryan Bowers, John Fuller, Clara Oleson and Gary Slach were present. Sally Peck arrived at 6:38 p.m.

Approve minutes from the May 26, 2015 Planning & Zoning Commission Meeting./Move to action.

Motion by Oleson, second by Slach. AYES: Oleson, Slach, Laughlin, Aspelmeier, Bowers, Fuller. NAYS: None. Absent: Peck Motion carried.

Public Hearing on Proposed Amendment to Sections 165.04(44) (47), 165.07(2), 165.12, 165.24, 165.26(1) (3), 165.27(1), 165.28(1), 165.30(1), 165.31(1) (2), 165.32(1) (2), 165.37, 165.44(7) (8), and 165.49 of the West Branch Zoning Ordinance.

Public Hearing postponed until August 13, 2015.

Approve recommendation to the City Council for the passage of Ordinance 734, amending Chapter 165 "Zoning Regulations."/ Move to action.

Postponed to August 13, 2015.

Approve amendment to the West Branch Comprehensive Plan, adopted April 1, 2013 by adopting an updated future land use map./Move to action.

Motion by Oleson, second by Aspelmeier. AYES: Oleson, Aspelmeier, Fuller, Laughlin, Bowers, Slach. NAYS: None. Absent: Peck. Motion carried.

Discussion on potential changes to sections 165.38 through 165.48 of the City Code.

Commission members agreed that no additional changes were needed.

City Administrator Matt Muckler- TIF Presentation

Muckler opened his presentation by advising the commission that all TIF agreements were listed on the City's website and could be reviewed at any time. He explained that TIF agreements are an economic tool available to Iowa Municipalities to attract new businesses to the City. Muckler went on to explain the purpose of TIF, scenarios for entering into a TIF agreement, length of time for which a TIF agreement may last.

Old Business.

Nothing to report.

New Business.

A special Planning & Zoning meeting will be held on August 13, 2015 to hold the Public Hearing and approve a recommendation to the City Council for the passage of Ordinance 734. Laughlin also advised the commission that he would be resigning his seat effective immediately due to his mayoral appointment and that at the next meeting on August 13, 2015, the commission would vote for a new Chairperson.

Adjourn

Motion to adjourn meeting by Oleson, second by Fuller. Motion carried on a voice vote. Planning & Zoning meeting adjourned at 7:40 p.m.