

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

City of West Branch Planning & Zoning Commission Meeting
August 13, 2013
West Branch City Council Chambers, 110 North Poplar Street

Chairman Roger Laughlin opened the meeting of the West Branch Planning and Zoning Commission at 6:34 p.m. by welcoming the audience and following City Staff: Public Works Employee Paul Stagg, City Administrator Matt Muckler, Administrative Assistant Shanelle Peden, and City Engineer Dave Schechinger. Commission members Roger Laughlin (Chair), Al Rozinek, Gary Slach, Lisa Schettler, Trent Hansen, and Molly Menard were present. Commission member John Fuller was absent.

Approve minutes from the March 26, 2013, April 23, 2013, and July 9, 2013 Planning and Zoning Commission Meetings/Move to Action.

Motion by Rozinek to approve minutes from the March 26, 2013, April 23, 2013, and July 9, 2013 Planning and Zoning Commission Meetings, second by Hansen. AYES: Rozinek, Hansen, Laughlin, Menard, Schettler, Slach. NAYS: None. ABSENT: Fuller. Motion carried.

Approve Cookson Subdivision Preliminary Plat/Move to Action.

Commission member Menard stated her preference for R1 zoning and include only single family homes. Commission member Rozinek stated that he wanted Cookson Drive to continue as a through street. City Administrator Muckler commented that the Council had some initial discussion on the possibility of a through street but there did not appear to be support for this idea from a majority of the Council. Amanda Tisinger, 332 S 1st Street, indicated that she did not want multi-family residences created, as she felt it would increase traffic in the area. Tisinger commented that Mercy Services at 206 Cookson Drive has already increased traffic in this area since she purchased her home. Commission member Schettler asked if there was concern for 2nd Street being a dead end street. City Administrator Muckler stated that there could be a possibility of future development for an additional 24 acres south of the current Cookson Subdivision. City Engineer Dave Schechinger indicated that the City would need to be in contact with adjacent property owner Gary Kofron to discuss future grading. Cookson Subdivision developer Larry Lynch indicated that the current proposal is fit to the grade of the land. Schechinger indicated that lots six and seven are at a minimum grade and could be controlled by rerouting traffic. The plan for streetlights was discussed. Commission member Hansen stated his preference for a second access road for residents.

Motion by Menard to approve the Cookson Property Preliminary Plat with an amendment to include R1 zoning requirements for residential development, second by Hansen. AYES: Menard, Hansen. NAYS: Laughlin, Rozinek, Schettler, Slach. ABSENT: Fuller. Motion failed.

Motion by Laughlin to approve the Cookson Property Preliminary Plat with an amendment to include a minimum 6 inch drainage, water retention disposal on Outlot A, and an adjustment to the street grade for future development, second by Schettler. AYES: Laughlin, Schettler, Slach. NAYS: Hansen, Menard, Rozinek. Motion failed.

Discussion of Casey's Site Plan

Schechinger noted that he had a discussion with Casey's regarding the Site Plan and that the Iowa Department of Transportation determines the access control for items such as stoplights on Interstate 80

on and off ramps. He also indicated that it would be to line up Industrial Drive with Tidewater Drive, thus causing some changes for a few business owners. Commission member Hansen asked if the cost of reconstructing Tidewater Drive could be passed along to prospective new businesses that may develop in the area. Muckler noted that Casey's has preliminarily indicated a desire to complete the whole project in order to ensure its completion and negotiate with the city on a payment agreement.

Old Business

Commission member Hansen asked about permitting and zoning requirements for retaining walls. The current code requires permits for walls that exceed four feet from the bottom of the footing to the top of the wall. Retaining walls are not a permitted obstruction in a sideyard. Schechinger noted that the City Council discussed grading requirements at their August 5th meeting. Schechinger mentioned that utility companies often require access between properties and allowing retaining walls up to the property lines may make access difficult. Recommendations from the Commission to Council are to allow retaining walls up to 48" within two feet of the property line.

New Business

A reminder that the next regularly scheduled Planning & Zoning Commission Meeting will be on September 24, 2013, unless updated information from Casey's is forthcoming. Discussion of street lighting standards may be discussed at the next meeting.

Adjourn

Motion by Rozinek to adjourn, second by Laughlin. Motion carried on a voice vote. Meeting adjourned at 8:15 p.m.