



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

SPECIAL PLANNING AND ZONING COMMISSION MEETING
Tuesday, October 16, 2018 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve Agenda/Consent Agenda/Move to action.
 - a. Approve minutes from the September 25, 2018 Planning & Zoning Commission meeting. /Move to action.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Public Hearing on the proposed amendment to the West Branch Zoning Code concerning a rezoning request from KLM Investments regarding The Meadows, Part 4.
 - b. Approve a recommendation to the City Council for the rezoning of 18 lots in The Meadows, Part 4 Subdivision from R-1 to R-2./Move to action.
 - c. Public Hearing on the proposed amendment to the West Branch Zoning Code concerning a rezoning request from IWB, LLC for a tract of land named Loethen Ridge Estates, formerly known as Pedersen Valley.
 - d. Approve a recommendation to the City Council for the rezoning of approximately 8.56 acres in Pedersen Valley, Part 4 (now known as Loethen Ridge Estates) from R-1 to R-2./Move to action.
 - e. Approve Loethen Ridge Estates Preliminary Plat. / Move to action.
 - f. Public Hearing on the proposed amendment to the West Branch Zoning Code concerning a rezoning request from Cedar's Edge Golf Course.
 - g. Approve a recommendation to the City Council for the rezoning a portion of Cedar's Edge Golf Course from A-1 to R-1 and R-2./Move to action.
 - h. Approve Cedar's Edge **revised** Site Plan and Preliminary Plat. / Move to action.
 - i. Review and approve the West Branch High School Concession Stand Site Plan. /Move to action.
 - j. Approve Comprehensive Plan, Chapter 13, Intergovernmental Cooperation. /Move to action.
5. City Staff Reports
6. Comments from Chair and Commission Members
7. The next regularly-scheduled Planning and Zoning Commission Meeting – November 27, 2018 at 7:00 p.m.
8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Gary Slach, Emilie Walsh, Tom Dean, Vacant • **Zoning Administrator:** Terry Goerd • **Deputy City Clerk:** Leslie Brick
Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale