

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

City of West Branch Planning & Zoning Commission Meeting
October 16, 2018
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the special meeting of the Planning & Zoning Commission at 7:00 p.m. welcoming the audience and following; Zoning Administrator Terry Goerdts, Deputy City Clerk Leslie Brick, City Administrator Redmond Jones and Mayor Roger Laughlin. Commission Members Emilie Walsh, Ryan Bowers, Gary Slach, Tom Dean were present. Sally Peck arrived at 7:11 p.m..

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the October 16, 2018 Special Planning & Zoning meeting. /Move to action. Motion by Slach, second by Bowers to approve the agenda. Motion carried on a voice vote.

Approve minutes from the September 25, 2018 Planning & Zoning Commission meeting. /Move to action. Motion by Walsh, second by Dean to approve the minutes. 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 KLM Investments regarding The Meadows, Part 4.

Fuller opened the public hearing at 7:02 p.m. Mayor Laughlin said he was in favor of the rezoning request. There were no additional comments. Fuller closed the public hearing at 7:03 p.m.

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.

Motion by Dean, second by Bowers to approve a recommendation to the City Council. AYES: Dean, Bowers, Fuller, Walsh, Slach. NAYS: None. Absent: Peck. Motion carried.

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.

Fuller opened the public hearing at 7:04 p.m. Mayor Laughlin said he was in favor of the rezoning. There were no additional comments. Fuller closed the public hearing at 7:05 p.m.

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.

Motion by Walsh, second by Dean to approve a recommendation to the City Council. AYES: Walsh, Dean, Slach, Fuller, Bowers. NAYS: None. Absent: Peck. Motion carried.

Approve Loethen Ridge Estates Preliminary Plat. / Move to action.

Mike Welsh, Axiom Consultants presented the Loethen Ridge Estates preliminary plat for which an R-2, two family zoning has been requested. Welsh said the development will include 25 lots and added that the developer is intending smaller, single family homes to be constructed rather than two family homes. He also noted that lots 11, 12 and 13 are in the floodplain and will require a flood plain permit in order to build on those lots. Welsh also pointed out Outlot A on the plat that will be used as a dry retention basin that will collect the water from the development and drain to the Hoover Creek. Welsh also stated that the retention basin will be responsibility of a home owners association and not the City. Lastly, Welsh said connections were planned into Cubby Park (at the end of Gilbert) and another to Greenview subdivision (at the end of Greenview Drive).

Slach suggested that the expense of a connection to Cubby Park be forgone and requested a more complete connection to the Greenview subdivision. Slach has continually advocated for a connection to Greenview

and felt that now was the opportunity to make that happen. The Commission agreed with Slach's suggestion. Resident, Willard Saleminck said he would not like a connection to Greenview subdivision. Slach motioned that the preliminary plat be approved with the revision of eliminating the connection to Cubby Park and completing a connection to the Greenview subdivision (up to the property line). Motion by Dean, second by Peck to approve the preliminary plat with the revision to complete a connection to Greenview subdivision. AYES: Dean, Peck, Walsh, Fuller, Bowers, Slach. NAYS: None. Motion carried.

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

Fuller opened the public hearing at 7:21 p.m. Brian Boelk, Axiom Consultants reintroduced the rezoning request making special mention of the number of driveways on Johnson-Cedar Road, with the majority of the driveways entering onto the other new streets. Mayor Laughlin said he was in favor of the rezoning. Goerdt said he felt it was a good mix of housing to the area. Carla Friis also spoke in favor of the rezoning. Fuller closed the public hearing at 7:25 p.m.

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.

Motion by Bowers, second by Slach to approve a recommendation to the City Council. AYES: Bowers, Slach, Fuller, Walsh, Dean, Peck. NAYS: None. Walsh and Peck. Motion carried.

Approve Cedar's Edge revised Site Plan and Preliminary Plat. / Move to action.

Brian Boelk, Axiom Consultants presented the revised preliminary plat for Cedar's Edge and noted that the plat now shows two buildings instead of one combined building. Boelk said Lot 26 will be parceled off to hold the event center and sold to Morrison-Vincent. Boelk addressed the items on the preliminary plat check list and identified sidewalks, park space (golf course will be used to meet that requirement).

Motion by Bowers, second by Walsh to approve the **revised** Cedar's Edge Preliminary Plat. AYES: Bowers, Walsh, Fuller, Peck, Dean, Slach. NAYS: None. Motion carried.

Boelk requested to have a separate vote for the Little Lights event center site plan now that changes to the project have been finalized. Boelk recapped that lot 26 would be sold to Morrison-Vincent for the event center and that a shared parking lot would be used for the event center and golf course clubhouse. Boelk also informed the commission that a Special Exception would be required for Morrison-Vincent to build in the A-1 zoning district, as event centers were not listed as a permitted use. A meeting has been requested with the Zoning Board of Adjustment.

Motion by Walsh, second by Bowers to approve the **revised** Little Lights Site Plan contingent upon approval from the Zoning Board of Adjustment. AYES: Walsh, Bowers, Slach, Dean, Fuller, Peck. NAYS: None. Motion carried.

Review and approve the West Branch High School Concession Stand Site Plan. /Move to action.

Boelk presented the site plan for the construction of a new concession stand at the high school and said that this was originally part of the school's master plan as previously presented. Boelk stated that he had met with city staff and it was determined that the site plan process was not required since this was previously approved in the school's master plan. The commission had no issues with the project moving forward.

Motion by Bowers, second by Peck to approve the West Branch High School Site Plan. AYES: Bowers, Peck, Walsh, Fuller, Dean, Slach. NAYS: None. Motion carried.

Approve Comprehensive Plan, Chapter 13, Intergovernmental Cooperation. /Move to action.

Motion by Walsh, second by Fuller to approve Chapter 13 of the Comprehensive Plan. AYES: Walsh, Fuller. NAYS: None. Motion carried on a voice vote.

STAFF REPORTS:

Goerdt said he would be attending a national conference in Richmond, Virginia, October 22nd through the 26th.

COMMENTS FROM CHAIR AND COMMISSION MEMBERS:

Bowers reminded staff to draft changes to Ordinance 747 to make a correction on the R-1 zoning requirements for zero lots. Bowers also asked if there was an update on the former Croell site. Laughlin stated that phase two assessment had been completed and that ECIA would be engaged to help market the property.

Fuller said his students would be providing some additional information on electric vehicle charging stations and reminded that the Alliant Energy grant expires at the end of 2018.

Next regular meeting of the Planning & Zoning Commission will be Tuesday, November 27, 2018.

Adjourn

Motion by Bowers, second by Slach to adjourn the Planning & Zoning Commission meeting at 8:29 p.m.
Motion carried on a voice vote.

Submitted by:
Leslie Brick
Deputy City Clerk