



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

PLANNING AND ZONING COMMISSION MEETING

Tuesday, January 25, 2022 • 7:00 p.m.

West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

<https://zoom.us/j/829677991> or
dial in phone number 1-312-626-6799 with Meeting ID 829 677 991

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
 - a. Approve minutes from the November 23, 2021, Planning & Zoning Commission meeting.
 - b. Approve minutes from the December 13, 2021 Special Planning & Zoning Commission meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Nominate _____ for Chairperson for the Planning & Zoning Commission for 2022. /Move to action.
 - b. Nominate _____ for Vice Chairperson for the Planning & Zoning Commission for 2022. / Move to action.
 - c. Nominate _____ for Secretary for the Planning & Zoning Commission for 2022.
 - d. Public Hearing – Consider a request of rezoning for The Meadows Part 5 from R-1 to R-2 and accept comments from the public on the matter.
 - e. Motion to approve the rezoning request of The Meadows Part 5 from R-1 to R-2. /Move to action.
 - f. Review draft concept / preliminary plat from Dub Bee LLC (located on the northeast corner of W. Main Street and Cedar-Johnson Rd.)
 - g. Review and provide comments for an Extra-territorial jurisdiction (development occurring within 2 miles of city limits)- Final Plat of the Sara Park Subdivision.
5. Old Business
 - a. Discuss sign requirements for HCI District. (Terry Goerd)
6. City Staff Reports
 - a. Building Incentive stats
7. Comments from Chair and Commission Members.
8. Next regular Planning & Zoning Commission meeting Tuesday, March 22, 2022.
9. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Brad Bower, Matt Van Scoyoc, Jim Hoffman • **Zoning Administrator:** Terry Goerd

Mayor: Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean

City Administrator: Vacant **City Clerk:** Leslie Brick • **Fire Chief:** Kevin Stoolman • **Police Chief:** John Hanna

• **Public Works Director:** Matt Goodale