



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, September 27, 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.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Approve minutes from the Aug. 23, 2022 Planning & Zoning Commission meeting. / Move to action.
 - b. Public Hearing: a request to rezone 154 Ohrt Street from R-1 to R-2. / Move to action.
 - c. Public Hearing: Amending the Historic Preservation Ordinance (Chapter 25). / Move to action.
 - d. Request to approve signage for Subway at Parkside Hills BP./ Move to action.
 - e. Public Hearing: a request for rezoning 224 N. 4th Street from R-3 to PUD **AND** a parcel along the east side of Wapsi Creek owned by the City of West Branch from P-1 to PUD. / Move to action.
 - f. Review and approval of Heritage Hill Preliminary Plat. / Move to action.
 - g. Review and consider approval of Heritage Hill Final Plat with following conditions. / Move to action.
 - i. Advisory review committee of one planning and zoning member, mayor, engineer, building inspector, city attorney, and city administrator to advocate on behalf of planning and zoning commission and city council.
 - ii. Developer is responsible for costs and resubmittal of a final plat in the event an error occurs after final plat has been recorded.
 - h. Review and consider approval of Heritage Hill Site Plan Buildings 1-4. / Move to action.
 - i. Draft Review of Heritage Hill 12-plex.
5. Old Business
 - a. Design standard discussion
 - i. Review with consideration of approval for accessory rental unit ordinance
 - ii. Comments on parking minimum requirement flexibility.

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: Adam Kofoed **City Clerk:** Leslie Brick • **Fire Chief:** Kevin Stoolman • **Police Chief:** John Hanna

• **Public Works Director:** Matt Goodale



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6. City Staff Reports
7. Comments from Chair and Commission Members.
8. Next regular Planning & Zoning Commission meeting Tuesday, October 25, 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
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