



PLANNING AND ZONING COMMISSION MEETING

Tuesday, January 24, 2023 • 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 October 25, 2022, Planning & Zoning Commission meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Nominate _____ for Chairperson for the Planning & Zoning Commission for 2023. /Move to action.
 - b. Nominate _____ for Vice Chairperson for the Planning & Zoning Commission for 2023. / Move to action.
 - c. Nominate _____ for Secretary for the Planning & Zoning Commission for 2023. / Move to action.
 - d. Review / Approve The Meadows Part 3 Subdivision Preliminary Plat. / Move to action.
 - e. Consider and approve a one-year extension regarding Parkside Hills, Lot 11 Site Plan (per Chapter 167.09 – Validity of Approval) and recommend forwarding to City Council. / Move to action.
 - f. Review / Approve The Meadows Part 5 Subdivision Final Plat. / Move to action.
 - g. Review suggested Code update – establishing Front Setback Coverage
 - h. Review suggested Code update – defining Parking space
5. Old Business
 - a. Sign requirements for HCI District. (Terry Goerd)
 - b. Building design standards
 - c. Tree standards
6. Discussion
 - a. Other developer requests
 - b. City Budget challenges
 - c. Capital Improvement Plan progress
 - d. City Councils Strategic Goals for 2023 and beyond
7. City Staff Reports
8. Comments from Chair and Commission Members.
9. Next regular Planning & Zoning Commission meeting Tuesday, February 28, 2023.
10. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Brad Bower,

Matt Van Scoyoc, Jim Hoffman, Vacant • **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