

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

City of West Branch Planning & Zoning Commission Meeting
October 25, 2022
West Branch City Council Chambers, 110 North Poplar Street

Call to Order

Meeting was called to order at 7:00pm by Chairperson John Fuller

Roll Call

John Fuller, Ryan Bowers, Matt Van Scoyoc, and Jim Hoffman. Brad Bower was excused absent. Sally Peck was absent.

Staff and Council present: Zoning Administrator Terry Goerd, City Administrator Adam Kofoed, and AV Jamie Tucker.

Developers present: Chad Keune Advantage Development

Approve Agenda/Move to action.

Motion to approve by Bowers, seconded by Hoffman. Motion passes 4-0

Public Hearing/Non-Consent Agenda. /Move to action.

Motion to approve minutes from the September 27, 2022 Planning & Zoning Commission meeting made by Van Scoyoc, seconded by Bowers. Motion p

Old Business

Design standard discussion

Motion to approve accessory rental unit ordinance made by Hoffman, seconded by Bowers. Motion passes 4-0.

Comments on parking minimum requirement flexibility. Chairperson Fuller wants to see more language on voting criteria, shared parking agreements, and developers to explain rationale for parking spot reductions.

Landscape requirements discussion. Discussions took place on tree ordinance such as two trees in the front at 2.5" trunks and one tree in the back. 10-foot spacing minimum was mentioned. Goerd mentioned the possibility of trees being enforced through Subdivider's agreements.

City Staff Reports

Strategic planning questionnaire.

Most common items were:

School safety and sidewalks along Cedar Johnson Co. road

Update city's zoning map.

Development standards and minimum packet expectations.

Improved communications between council and zoning commission.

Support infill, low income housing developments, and finishing current development projects.

Catch up on infrastructure needs.
Encourage connectivity in areas of growth.
Encourage trail and sidewalks connectivity
Establish a Main St. road replacement plan.
Attract more commercial businesses to town.
Update the comprehensive plan and consider a special census.

Next regular Planning & Zoning Commission meeting Tuesday, November 22, 2022.

Adjourn

Motion to adjourn by Bowers, seconded by Hoffman. Motion passes 4-0.