



**PLANNING AND ZONING COMMISSION MEETING**  
**Tuesday, March 28, 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 February 28, 2023 Planning & Zoning Commission meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
  - a. Review/Approve a **REVISED** Site Plan for Heritage Hill. / Move to action.
  - b. (Tentative) Setting a date for annexation request
  - c. (Tentative) Review annexation subdivision concept maps
  - d. Review Chapter 5: Land Use (West Branch Comprehensive Plan)
  - e. Discus Future Land Use Map homework
5. Old Business
  - a. Review suggested Code update – establishing Front Setback Coverage
  - b. Review suggested Code update – defining Parking space
  - c. Building design standards
  - d. Tree standards
6. City Staff Reports
7. Comments from Chair and Commission Members.
8. Next regular Planning & Zoning Commission meeting Tuesday, April 25, 2023.
9. Adjourn

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**Planning & Zoning Commission Members:** Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Brad Bower, Matt Van Scoyoc, Jim Hoffman, Madison Conley • **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  
**Parks & Rec:** Matt Condon • **Public Works Director:** Matt Goodale