



PLANNING AND ZONING COMMISSION MEETING

Tuesday, November 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 October 24, 2023 Special Planning & Zoning Commission meeting. **(not available at time of agenda publication).**
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Motion to set a date for a Public Hearing on Amending The West Branch Code of Ordinances - Chapter 160 Floodplain Regulations and Chapter 165, Zoning Regulations. /Move to action.
5. City Staff Reports
6. Comments from Chair and Commission Members.
7. Next regular Planning & Zoning Commission meeting Tuesday, January 23, 2024.
8. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Brad Bower, Matt Van Scoyoc, Madison Conley, Amy Guhl, Max Kober • **Zoning Administrator:** Terry Goerdts
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

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE WEST BRANCH CODE OF ORDINANCES

CHAPTER 160 – FLOODPLAIN REGULATIONS (SECTIONS 1, 6 & 7)

CHAPTER 165 – ZONING REGULATIONS:

165.04(39) Parking Space

165.49 (new) Residential Livability Flexible Front Yard Allowance

165.50 (new) Accessory Rental Units

CHAPTER 167 – SITE PLAN REQUIREMENTS

167.03 – Design Standards

167.06(2)(13) Open Space, Landscaping, Parking and Architectural Requirements

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the West Branch Planning and Zoning Commission in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on **Tuesday, January 23, 2024**. The public hearing will amend the above Chapters of the West Branch Code of Ordinances.

All interested persons are invited to attend these meetings and be heard on the aforementioned proposed adoption of the amendments. Further information regarding same may be obtained by contacting the West Branch City Clerk.