

City of West Branch Special Planning & Zoning Commission Meeting
May 28, 2024
West Branch City Council Chambers, 110 North Poplar Street

Vicechair Ryan Bowers called the Special Planning & Zoning Commission meeting to order at 7:01 p.m.

Roll call

Commission members present:

John Fuller, Ryan Bowers, Madison Conley, Brad Bowers, Ryan Foley.

Absent: Max Kober and Matt Van Scoyoc.

City Staff present: City Admin Adam Kofoed, City Engineer Dave Schechinger, Zoning Administrator Terry Goerd.

Developers present: Chris Kofoed and Brad Larson.

Public present: Mayor Roger Laughlin, Developers Chris Kofoed and Brad Larson, Engineer Brian Boelk

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the May 28, 2024 Planning & Zoning Commission meeting. /Move to action.

Motion by Bower, second by Conley to approve the agenda. Motion carried 5-0.

Approve the minutes for the March 26, 2024 Planning & Zoning Commission meeting. /Move to action.

Motion by Bowers, second by Foley to approve the minutes. Motion carried 5-0.

Approve the minutes for the April 22, 2024 Planning & Zoning Commission meeting. /Move to action.

Motion by Bowers, second by Foley to approve the minutes. Motion carried 5-0.

PUBLIC HEARING/NON-CONSENT AGENDA

Review and approve the Preliminary Plat for The Meadows Part 6. / Move to action.

Engineer Boelk spoke on behalf of the developers. No public members commented.

Commissioner Bowers asked if anything has changed in the plat since last meeting. Engineer Boelk confirmed its very similar if not the same. Commissioner Conley asked about stormwater and Boelk explained the stormwater designs to the board.

Motion by Bower, second by Bowers to approve. Motion carried 5-0

Provide a recommendation for a minor subdivision. / Move to action. Waive the right to review the plat of survey with conditions.

City Administrator Kofoed explained the property owner is wishing to split land to sell for agriculture. Since the property in question is inside the city's two-mile extraterritorial district, the city has to review or waive the final plat.

Motion by Bowers, second by Fuller to waive the right to review the final plat. Passed 5-0.

OLD BUSINESS:

None

Reports

Administrator Goerdt provided the board with positive feedback that Parkside Hills is starting to fill up with new buildings. Goerdt and Commissioner Bowers discussed new zero lots on Dawson.

Kofoed explained the city's interest in conducting a comprehensive plan in the next two years.

Adjourn

Motion by Conley, second by Bowers to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 7:23pm.

Submitted by:

Adam Kofoed

City Administrator