

City of West Branch Planning & Zoning Commission Meeting
August 26, 2025
West Branch City Council Chambers, 110 North Poplar Street

Chair John Fuller called the (Special) Planning & Zoning Commission meeting to order at 7:00 p.m.

Commission members present: John Fuller, Ryan Bowers, Matt Van Scoyoc, Brad Bower, Matt Van Scoyoc, Ryan Foley, Emily Walsh.

Council members present: Mayor Laughlin.

Absent: Madison Conley.

City Staff present: City Administrator, Adam Kofoed, Zoning Administrator, Terry Goerd, City Engineer, Dave Schechinger, Fire Chief Kevin Stoolman, City Clerk Alycia Horras.

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Motion by Bowers, second by Bower to add Emily Wash as an attendant to last meetings minutes. Motion approved 6-0

PUBLIC HEARING/NON-CONSENT AGENDA

a. Review and Approve the Final Site Plan for Brown's West Branch/Move to Action

Fuller mentioned passed concerns where number of trees required on the site. Jon Marner from MMS explained trees were added around the basin as well as additional shrubs around the buildings. Chair Fuller added that there should be at least two different tree species. Foley mentioned they were all one species of trees and would like to see a variation of species.

Motion by Bower second by Van Scoyoc that two different tree species be used. Motion passed 6-0.

b. Review and Approve updates to the Conceptual Site Plan for Parkside Hills/Move to Action

Jon Marner of MMS updated the board on some changes from council. They added more green space and parking, providing better fire vehicle access by removing a number of units. Bowers mentioned possible turning issues from S. 2nd Street turning right into the property. Fire Chief wants to see appendix B, C, and D are met. Developers provided a second worksheet to show the vehicles could make the turn. There were disagreements between the match of rental versus ownership properties in the area. Where audience members had different opinions on affordable housing.

Public Comments

Jeanine Miller spoke opposed to the project as it could impede on the use and enjoyment of neighboring properties.

Sally Peck

Spoked opposed to the project, feels the development will be too similar Heritage Hill. Encouraged residents to drive the Heritage Development. Density is too much and it appears initial proposed green space gets reduced overtime.

Motion to approve site plan that fire access has been approved by the Fire Department with 26' feet wide. Motion to approve by Bowers, second by Bower. Motion carried 5-1.

Comments from Chair and Commission Members

Chair John Fuller introduced Travis Kraus to discuss Iowa's IISC

Adjourn

Motion by Bower, second by Bowers to adjourn the Planning & Zoning Commission meeting.

Motion carried on a voice vote. The meeting adjourned at 9:14 p.m.

Submitted by:

Adam Kofoed

City Administrator