

City of West Branch Planning & Zoning Commission Meeting
May 26, 2026
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, Brad Bower, Emilie Walsh, Matt Van Scoyoc, and Ryan Foley.

Council members present: None

City Staff present: City Administrator, Adam Kofoed, Zoning Administrator, Terry Goerd

Developers: Brian Shay

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Motion by Bowers, second by Foley to approve the agenda. Motion approved 6-0

PUBLIC HEARING/NON-CONSENT AGENDA

- a. Public Hearing – Review and Approve Plans for a Change in the Site Plan for Parkside Hills, Lot 12, Brian Shay Development. / Move to Action

Kofoed introduced the topic that it combines a two and three unit building into one eight-unit building. Mainly due to affordability and state changes with TIF. Developer Brian Shay explained there have been issues in the past years like Covid and change in material prices. Commissioner Walsh asked about the developers' previous developments in which he promised to sell some units and he did not. Bowers mentioned the comprehensive plan and Fuller answered higher density housing is still needed. Bowers mentioned issues with no parking garages attached. Dave's recommendation was that it needs a formal site plan process and parking would be an issue as long as sight distance.

Motion by Bowers, second by Bower to recommend a site plan before going to council. 6-0, motion failed.

Comments from Chair and Commission Members, staff

Kofoed explained the capital improvement plan findings. Goerd says nine plex is getting close to completion.

Adjourn

Motion by Bower, second by Foley to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 8:04 p.m.

Submitted by:

Adam Kofoed

City Administrator