



PLANNING & ZONING COMMISSION SPECIAL MEETING

Minutes

Monday, July 13, 2020 at 5:30 pm

HIAWATHA COUNCIL CHAMBERS (101 Emmons Street Upper Floor)

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1. Call to Order – Roll

Minutes:

The Hiawatha Planning and Zoning Commission met in special session in the Hiawatha Council Chambers on July 13, 2020. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Board members present: Kenny Jones, Terry Trimpe, Mark Powers, Lisa Jepsen, Mark Ross and Kevin Neef. Staff present: Community Development Director Patrick Parsley and City Administrator Kim Downs. Guests in Attendance: Council Liaison Jerry Mohwinkle, Jim Angstman and Jill & Todd Burgess.

2. Approval of Agenda

Minutes:

Darryl Cheney joined the meeting. Neef moved to approve the agenda. Seconded by Jones. **Motion carried.**

3. Approval of June 22, 2020 Regular Meeting Minutes

Minutes:

Jepsen moved to approve the regular meeting minutes of June 22nd, 2020. Seconded by Jones. **Motion carried.**

4. Business

- a. **Consider Resolution for recommendation to Council to approve the request to rezone Boyson Center 1st, Lot #4 in Linn County, Iowa from C-2 to C-4 amending the Zoning District Map as specified in Ordinance 165 Section 165.17.**

Minutes:

Chairperson Powers mentioned the Community Development memo, petition and the location map were all included in the packet. He then opened the public meeting to questions from the audience.

Jim Angstman- 1175 Bedford Court, Marion- Commercial realtor with Coldwell

Banker Hedge Realty representing the potential buyer of this property and requesting the rezoning. Weston Darling is owner of a small growing business currently located in a lease space in the old Randy's Carpet building on Center Point Road, just South of Blairs Ferry. He sells spas, hot tubs, saunas and he also has a little construction company that puts in inground pools. It has become a very successful small business. This building would allow him to store and warehouse product, he even thought of adding a show room for business.

Chairperson Powers asked if the board members had questions.

Jones asked for a clarification of the changes between C-2 to C-4.

Director Parsley explained C-2 is more of a neighborhood business use such as small retail, boutiques, small restaurants and small office spaces. One of the limits of C-2 is no occupancy larger than 12,000 square feet. Where as a C-4 is highway business use which allows for larger retail and it allows for limited contractor uses, larger office space, not to the industrial level but it does include accessory warehousing. In this case the C-2 and C-4 are next to each other and are generally quite compatible. In this area behind the frontage businesses on Boyson Road it is appropriate for more intense use. It is a well-protected area by natural barriers including the trail and railroad tracks.

Jones asked why the property on the west side of Boyson Court was C-2 and not C-4.

Director Parsley explained it could easily be a C-4 but they are one of the original tenants as a C-2 and they do fit the definition of a C-2. They are a small office space. They had a considerable amount of research and development at one time and they had a limited area. They have grown quite a bit and could fit in either zone, with the size they are now they could more easily fit as a C-4.

Administrator Downs stated there were no questions or comments submitted via Google Hangouts or on YouTube live stream.

Todd Burgess- 935 Boyson Court- asked what kind of retail traffic is to be expected.

Jim Angstman- 1175 Bedford Court, Marion- answered the only retail traffic would be the people buying supplies and they are going in to look at them. It would be only a few people at a time.

Todd Burgess- 935 Boyson Court- asked about the two overhead dooring he is looking to install and where they where going to be placed.

Jim Angstman- 1175 Bedford Court, Marion- answered he would need those overhead doors for the delivery of his materials and equipment. The overhead doors would be installed on the west side on the building.

Lill Burgess- 935 Boyson Court- stated their only concern was the amount of

Jill Burgess- 955 Boyson Court- stated their only concern was the amount of retail traffic in and out of the cul-de-sac.

Jim Angstrom- 1175 Bedford Court, Marion- answered the way things are going we don't know if he would ever be able to consider that building a retail building. The building that he is currently in he splits. It is a 15,000 square foot building and he rents over half of it. He currently has a showroom but in an 8-hour day he only gets two or three retail clients. The only high traffic times would be in the morning with the workers coming to work and, in the evening, leaving.

Chairperson Powers moved recommendation to City Council to approve the request to rezone Boyson Center 1st, Lot #4 in Linn County, Iowa from C-2 to C-4 amending the Zoning District Map as specified in Ordinance 165 Section 165.17. Seconded by Jones.

AYES: Neef, Ross, Jepsen, Cheney, Trimpe, Jones, Powers

NAYS: None

Motion Carried.

Resolution #20-008 Approved

5. Adjourn

Minutes:

Neef moved to adjourn the meeting at 5:42 P.M. Seconded by Jones. **Motion Carried.**

Planning & Zoning meetings will be conducted electronically through an electronic format until further notice due to the concerns regarding person-to-person transmission of the COVID-19 virus. The meetings are also broadcasted live on the City's YouTube channel. You can join the July 13th meeting by going to: meet.google.com/qwa-foxk-thy