



PLANNING & ZONING COMMISSION REGULAR MEETING

Minutes

Monday, September 28, 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 regular session in the Hiawatha Council Chambers on September 28, 2020. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Board members present: Terry Trimpe, Kenny Jones, Mark Ross and Kevin Neef. Board members absent: Darryl Cheney and Lisa Jepsen. Staff present: Community Development Director Patrick Parsley. Guests in Attendance: Mayor Bill Bennett and Susan Forinash.

2. Approval of Agenda

Minutes:

Jones moved to approve the agenda. Seconded by Neef. **Motion carried.**

3. Approval of August 24, 2020 Regular Meeting Minutes

Minutes:

Neef moved to approve the regular meeting minutes of August 24th, 2020. Seconded by Jones. **Motion carried.**

4. Business

- a. **Consider Resolution for recommendation to City Council to approve the Final Development Plan for Phase 1 of the Village Center Planned Unit Development submitted by Hall & Hall Engineers for the property legally described as Village Center 1st Addition, Lot 1, Hiawatha, Iowa.**

Minutes:

Chairperson Powers asked if there were any comments from the commission. Director Parsley explained this is a complex process and this is the final step. We did the preliminary plat, final plat and then we did a zoning change by creating a planned unit development and now with this phase we have to make sure they follow the planning development specifications which are

pretty well detailed.

Chairperson Powers added the Community Development memo does a good job of detailing the process.

Jones asked there were going to be one or two buildings on Lot 1.

Director Parsley answered Lot 1 will have one building. On the final plat it showed two lots and there will eventually be another building on the other lot, Lot 2.

Jones asked if there was a start date for construction.

Director Parsley answered the agreement is once approved the developer has one year to start construction for a planned unit development. From what we are hearing they want to start construction next year.

Neef asked about the water retention on the survey.

Director Parsley answered they did a good job detailing how much non-pervious surface it would handle and they have also set it aside as an easement as part of the final plat. The city engineer reviewed it and thought it should work.

Jones asked if we were also changing the C factor to a multifamily instead of a single.

Director Parsley answered when we did the planned unit development, we designated what each of the phases could be used for and phase one and two were specifically for multifamily.

Jones asked if it was zoned accordingly.

Director Parsley answered the underlying zone for this is multifamily. For part of it the underlying zone is CPR-3 and the other part is R-7.

Chairperson Powers asked if any of the commission members attending electronically had questions.

Ross asked if the new streets were private or public.

Director Parsley answered the new streets are Faye Street and A Avenue and they are public streets. Anything put inside of the streets will be private such as parking lots or drives.

Ross moved recommendation to City Council to approve the Final Development Plan for Phase 1 of the Village Center Planned Unit Development submitted by Hall & Hall Engineers for the property legally described as Village Center 1st Addition, Lot 1, Hiawatha, Iowa. Seconded by Neef.

AYES: Neef, Jones, Trimpe, Ross, Powers

NAYS: None

ABSENT: Cheney, Jepsen

Motion Carried.

Resolution #20-017 Approved

5. Adjourn

Minutes:

Jones moved to adjourn the meeting at 5:38 P.M. Seconded by Neef. **Motion Carried.**

**Planning & Zoning meetings will also 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 September 28th meeting by going to:
meet.google.com/erg-tgef-vmm**

Contact: Tiffany Stinson (tstinson@hiawatha-iowa.com 319-393-1515) | Minutes published on 10/28/2020, adopted on 10/26/2020