HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
February 26, 2018

The Hiawatha Planning and Zoning Commission met on February 26, 2018. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Mark Ross, Kenny Jones and Darryl Cheney. Members Absent: Eric Hoover, Terry Trimpe and Reta Saylor. Staff present: Building Official, Pat Parsley and Assistant Building Official, Jim Fisher. Guests in Attendance: Brent Jackman, Hall & Hall Engineers and Jennifer Goodlove.

Board Member, Darryl Cheney moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Mark Ross moved to approve the meeting minutes of January 22, 2018. Second by Kenny Jones. Motion carried.

Consider Resolution for recommendation to the Board of Adjustment to approve the Conditional Expansion request submitted by Jennifer Goodlove for 495 Miller Rd., Hiawatha, IA.

Mark Powers asked if there was anyone there to speak for the request. There were none.
He then asked if there was anyone there to speak against the request. There were none.
He asked Pat Parsley if he had any comments. Pat Parsley explained that he wasn't exactly sure which building Jennifer Goodlove was going to use, and directed the Board to the two options. He went on to say that it is compliant where she wants to put it. He also suggested that they allow #5 on his list of recommendations, allowing lawn art and ornaments.

At 5:35, Jennifer Goodlove entered the Council Chambers .

Mark Powers asked if Jennifer Goodlove would like to address the Board, she did. There was some discussion about wind loads and that she will probably downgrade the size because of cost. She also told the board that she will not change anything that she has been doing as far as storage and lawn art.

Kenny Jones asked if there would be electric or water. She stated that there would not be electric and the water will be supplied from the main building.

Darryl Cheney then asked about signage. Pat said that signage is restrictive in a C-2 and asked the Board look at the five (5) suggestions in his memo.

Kenny Jones asked if the setbacks were ok. Pat Parsley stated they were and said that it's a Legal Non-Conforming use.

Mark Powers moved to recommend to the Board of Adjustment to approve the Conditional Expansion request submitted by Jennifer Goodlove for 495 Miller Rd., Hiawatha, IA. with the following conditions:

1. Property lines are verified for setbacks of 25 feet from the greenhouse to ROW.
2. Existing parking spaces are maintained for parking purposes only.
3. All temporary signage complies with the Sign Code chapter 166:
    a. Signs must be located on the property
    b. Signage is limited to an aggregate area of 32 square feet
    c. Signs must not be displayed more than 75 days in a calendar year

4. All outside storage is removed or properly screened from view along all developed right of ways. The required ROW currently includes Miller Road and in the future Edgewood Road.
5. All outdoor displays comply with the UDC 165.23.
    a. Displays shall not be on the ROW
    b. Displays not on a hard surface are permitted only during business hours
    c. Lawn ornament displays are exempt when properly displayed for their intended use within the property green space.
6. The greenhouse is engineered, permitted and inspected in accordance with the fire code and building code.

Second by Kenny Jones.

AYES: DARRYL CHENEY, KENNY JONES, MARK POWERS AND MARK ROSS.
NAYS: NONE
ABSENT: RETA SAYLOR, TERRY TRIMPE, ERIC HOOVER
Motion Carried
Resolution #18-004 Approved

Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Hall & Hall Engineers for 1020 Sherman Rd., Hiawatha, IA.

Mark powers asked if there was anyone there to represent the request. Brent Jackman addressed the Board. He explained that he was there to answer any questions the Board may have.

The Board did not have any questions. Mark Powers stated that it all looks in order. Pat Parsley added that Hall & Hall would also be asking for a parking variance.

Mark Ross moved to recommend to City Council to approve the Design Guidelines submitted by Hall & Hall Engineers for 1020 Sherman Rd., Hiawatha, IA.

AYES: MARK POWERS, KENNY JONES, DARRYL CHENEY AND MARK ROSS
NAYS: NONE
ABSENT: RETA SAYLOR, TERRY TRIMPE, ERIC HOOVER
Motion Carried
Resolution #18-005 Approved

Darryl Cheney moved to adjourn the meeting at 5:50 p.m. Second by Kenny Jones.

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Mark Powers, Chairperson

ATTEST:

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Jennifer Goerg, Community Development Clerk