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HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
February 27, 2017

The Hiawatha Planning and Zoning Commission met in a meeting on February 27, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Kenny Jones, Mark Ross, Terry Trimpe and Darryl Cheney. Members Absent: Reta Saylor and Tom Wille. Staff present: Community Development Director, Pat Parsley, Assistant Building Official, Jim Fisher and City Administrator, Kim Downs. Guests in Attendance: Dave Brost Jr., Karen Sands, Denny & Sandra Ketelsen, Joel Ames, Sue Young, Steve Scott, Danny Roberts, Frank Bellon and Tred Schnoor.

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

Board Member, Mark Ross moved to approve the meeting minutes of January 23, 2017. Second by Kenny Jones. Motion carried.

Consider Resolution for recommendation to City Council to approve the Rezoning submitted by Charlie Vogl for 1550 Hawkeye Dr., Hiawatha, IA.

Mark Powers asked if there was anyone there to speak for the rezoning.

Trent Schnoor addressed the Board. He stated that he was there to answer any questions and explained that the adjoining property also owned by Charlie Vogl was previously zoned to C-4.

Mark Powers asked if there was anyone to speak against the rezoning. There were none.

There were no further questions.

Mark Ross moved to recommend to City Council to approve the Rezoning submitted by Charlie Vogl for 1550 Hawkeye Dr., Hiawatha, IA. Second by Terry Trimpe.

AYES: MARK ROSS, MARK POWERS, KENNY JONES, DARRYL CHENEY, TERRY TRIMPE.
NAYS: NONE
ABSENT: RETA SAYLOR, TOM WILLE.
Motion Carried
Resolution #17-003 Approved

Consider Resolution for recommendation to City Council to approve the Rezoning submitted by Hawkeye Dental Studio for 1208 N Center Point Rd., Hiawatha, IA.

Open: 5:30 pm

Mark Powers asked if there was anyone there to speak for the rezoning.

Dan Schmidt addressed the Board. He explained that it is a simple request to rezone to C-4 to allow a Dental Lab.

Mark Powers asked if there was anyone there to speak against the rezoning. There were none.

Closed: 5:37 pm

Mark Powers asked if the Board had any questions. There were none.

Kenny Jones moved to recommend to City Council to approve the Rezoning submitted by Hawkeye Dental Studio for 1208 N Center Point Rd., Hiawatha, IA. Second by Darryl Cheney.

AYES: DARRYL CHENEY, KENNY JONES, MARK ROSS, MARK POWERS, TERRY TRIMPE.
NAYS: NONE
ABSENT: RETA SAYLOR AND TOM WILLE.
Motion Carried
Resolution #17-004 Approved

Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Hawkeye Dental Studio for 1208 N Center Point Rd., Hiawatha, IA.

Kenny Jones asked if the proposed steel roof met code. Pat Parsley stated that the building is similar to Al Fry's and the awning would be the only thing visible from the street. He went on to say that that it does comply but the department had a concern about the ends of the building.

Dan Roberts addressed the Board. He stated that the plans have actually changed. The roof would be changed to a four sided style and there would be stone all the way up on the front of the building with an awning. He added that the sides would be siding.

Pat Parsley suggested that they bring in the new plans for the Council meeting. Dan Roberts agreed to have the new proposal submitted in time for the Council meeting on March 15, 2017.

Sandy Olsen addressed the Board. She wanted to know if there would be a fence installed and what the set-backs are. Pat Parsley explained that there would be a fence as shown on the plan. He also explained that there were no set-backs and the fence would be installed on the property line.

Mark Powers asked if the Site Plan would come to the Planning and Zoning Board for approval. Pat Parsley explained that it would not and would be reviewed and approved by the department.

There were no further questions.

Mark Ross moved to recommend to City Council to approve the Design Guidelines submitted by Hawkeye Dental Studio for 1208 N Center Point Rd., Hiawatha, IA. with the following conditions:

- Resubmittal of building elevations as described by the dental lab owner
- Roof of copper-color steel
- Complete masonry front
- Adding a front dormer
- Submitting exterior material list

Second by Kenny Jones.

AYES: MARK ROSS, TERRY TRIMPE, KENNY JONES, DARRYL CHENEY, MARK POWERS
NAYS: NONE
ABSENT: RETA SAYLOR AND TOM WILLE.
Motion Carried
Resolution #17-005 Approved

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce 12th Addition, Hiawatha, IA.

Kenny Jones asked if this was a corner lot and asked if it is two acres. Pat Parsley stated that it is.

Darryl Cheney asked if there were any changes from the Preliminary Plat. Pat Parsley said no.

There were no further questions.

Terry Trimpe moved to recommend to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce 12th Addition, Hiawatha, IA. Second by Darryl Cheney.

AYES: TERRY TRIMPE, KENNY JONES, MARK ROSS, MARK POWERS, DARRYL CHENEY
NAYS: NONE
ABSENT: RETA SAYLOR AND TOM WILLE.
Motion Carried
Resolution #17-006 Approved

Consider Resolution for recommendation to City Council to approve the Preliminary Plat submitted by Charlotte Brown, Brown Inc. for 2111 Robins Rd., Hiawatha, IA.

Kenny Jones verified the lot size as 18.9 acres and asked if any of it is flood plain. Pat Parsley referred him to the drawing and pointed out that it would be the shaded area. He also stated that he was unsure of the total flood plain acreage.

Kenny Jones then asked if the sewer would run along the back of the lot. Pat Parsley explained that the sewer line is already there and they are not sure which way they want to go with it. He also said that the City is on board with the project.

Kenny Jones then asked if they were requesting to rezone the whole property to C-4. Pat Parsley said they were.

Terry Trimpe asked if they were at all concerned with having the sewer line run through a flood plain. Pat Parsley stated that the City would like them to follow the natural slope of the land. Mark Ross then asked if the City would be in fact sharing in the cost. Pat Parsley stated they would.

Darryl Cheney asked if they could expand the mobile home park by rezoning to C-4. Pat Parsley stated that they could not, but could put in Multi-Family.

There were no further questions.

Mark Ross moved to recommend to City Council to approve the Preliminary Plat submitted by Charlotte Brown, Brown Inc. for 2111 Robins Rd., Hiawatha, IA. Second by Mark Powers.

AYES: DARRYL CHENEY, KENNY JONES, MARK ROSS, MARK POWERS, TERRY TRIMPE
NAYS: NONE
ABSENT: RETA SAYLOR AND TOM WILLE.
Motion Carried
Resolution #17-007 Approved

Consider Resolution for recommendation to City Council to approve the Rezoning submitted by Charlotte Brown, Brown Inc. for 2111 Robins Rd., Hiawatha, IA.

Open:6:04 pm

Mark Powers asked if there was anyone there to speak for the rezoning.

Frank Belin and Steve Scott addressed the Board. They stated they were there to answer any question the Board may have.

Mark Powers ask if the request would fall into the Comprehensive Plan. Pat Parsley stated that it did. He explained that Tower Terrace Rd. will be highly traveled in the future and believed that the area is better suited as commercial than industrial.

Karen Sands addressed the Board. She wanted to know what would be going there in the future. Pat Parsley explained that the City has not recieved any plans for the development of the property and will not know until then.

Mark Powers asked if there was anyone there to speak against the rezoning. There were none.

Closed: 6:13 pm

There were no further questions.

Mark Ross moved to recommend to City Council to approve the Rezoning submitted by Charlotte Brown, Brown Inc. for 2111 Robins Rd., Hiawatha, IA. Second by Kenny Jones.

AYES: TERRY TRIMPE, MARK ROSS, KENNY JONES, DARRYL CHENEY, MARK POWERS
NAYS: NONE
ABSENT: RETA SAYLOR AND TOM WILLE.
Motion Carried
Resolution #17-008 Approved

Consider Resolution for recommendation to City Council to Amend City Ordinance Chapter 165.50; Unified Development Code (UDC) of Hiawatha, Iowa to add reference to detention basins in 165.53 and delete entire 165.59.

Mark Ross asked if Pat could explain the reason for the change. Pat Parsley stated that they would just be removing language that was no longer being used or relevant.

Mark Powers asked if the Board had any questions. There were none.

Darryl Cheney moved to recommend to City Council to Amend City Ordinance Chapter 165.50; Unified Development Code (UDC) of Hiawatha, Iowa to add reference to detention basins in 165.53 and delete entire 165.59. Second by Mark Powers.

AYES: KENNY JONES, MARK POWERS, MARK ROSS, TERRY TRIMPE, DARRYL CHENEY
NAYS: NONE
ABSENT: RETA SAYLOR AND TOM WILLE.
Motion Carried
Resolution #17-009 Approved

Mark Ross motioned to adjourn the meeting at 6:20p.m. Second by Kenny Jones. Motion carried.

Mark Powers, Chairperson

ATTEST:

Jennifer Goerg, Community Development Clerk