HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
December 16, 2019

The Hiawatha Planning and Zoning Commission met in the Hiawatha Council Chambers on December 16, 2019. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Board members present: Terry Trimpe, Kenny Jones, Lisa Jepsen and Kevin Neef. Members absent: Vice Chairperson Mark Ross, and Darryl Cheney. Staff present: Community Development Director Patrick Parsley and Assistant Building Official Jim Fisher. Guests in Attendance: Denny Norton and Brenda Powers. Not all attendees signed in for the meeting.

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

Jones moved to approve the regular meeting minutes of November 25th, 2019. Seconded by Neef. Motion carried.

Consider Resolution for recommendation to City Council to approve the Design Guideline requirements for the site plan submitted by Schnoor-Bonifazi Engineering & Surveying for the property located at 1460 North Center Point Road, Hiawatha, Iowa.

A map was displayed on the overhead projector for the board members.

Chairperson Powers asked if there were truck docks in the back of the building.

Director Parsley answered there are truck dock in the back of the building. He also explained in his memo he mentioned the plat of survey and the exterior lighting and signage, all of those items have been submitted and comply. The plat of survey has been approved as of today and the letter has been sent to Schnoor-Bonifazi to get it recorded. They adjusted the lot so the parking and truck travel lanes fit on one lot. The only cross over will be storm drainage and the sanity sewer which will cross from the back to connect at Ketelsen Drive. There will be two easements that are associated with this site plan.

Trimpe asked if on the truck dock side, will there be a road that divides the two lots.

Director Parsley clarified there will not be a road but there is a lot line and elevation changes. They will be back to back lots.

Jones asked if the two building were built on the back side would there be a road or access to them.

Director Parsley answered as of right now it shows a plan of future parking on that lot but nothing has been approved for the back lot.

Chairperson Powers asked if access to the back lot will be handled on the site plan review.

Director Parsley answered yes, the access will be off of Ketelsen Drive. The plat of survey is changing the shape of the two lots.

Jones asked if the front lot will come off of North Center Point Road.

Director Parsley answered that was correct, there will be shared access with Windstream. There will not be another opening on North Center Point Road.

Jones asked if the access will be wide enough for full size trucks to go in and out.

Project Engineer Mr. Schnoor clarified it would be wide enough, it was modeled for full size semis and trailers.

Trimpe asked if the developer was responsible for the road between the two lots.

Director Parsley answered there is no road between the lots.

Chairperson Powers asked if the building was for one occupancy or multiple.

Project Engineer Mr. Schnoor answered it is for multiple, possibly four separate occupancies.

Trimpe asked what the green space requirement was for this lot.

Director Parsley answered the green space requirement is ten percent (10%) of the lot and there is also a twenty-five-foot set back requirement for the parking lot off of North Center Point Road. They have addition green space in the front and along the north side of the building; a thirty-foot set back which is green space.

Project Engineer Mr. Schnoor added their green space adds up to twenty-two percent (22%).

Neef asked what was going to be done with the storm water.

Project Engineer Mr. Schnoor answered there are two basins along the west side of Ketelsen Drive that were done as part of this development that provides storm detention and quality.

Jones moved recommendation to City Council to approve the Design Guideline requirements for the site plan submitted by Schnoor-Bonifazi Engineering & Surveying for the property located at 1460 North Center Point Road, Hiawatha, Iowa. Seconded by Trimpe.

AYES: Neef, Jepsen, Jones, Trimpe, Powers
NAYS: None
ABESNT: Cheney, Ross
Motion Carried.
Resolution #19-013 Approved

Packet deliverer was discussed in the meeting. Going forward we will email a copy of the packet to all the board members and also post the packet online for the public to access.

Jones moved to adjourn the meeting at 5:49 P.M. Seconded by Neef. Motion Carried.

Mark Powers

Mark Powers, Chairperson

ATTEST:

Tiffany Stinson

Tiffany Stinson, Permit Clerk