HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
December 17, 2018

The Hiawatha Planning and Zoning Commission met on December 17, 2018. Chairperson, Mark Powers called the meeting to order at 5:40 P.M. Members present: Darryl Cheney, Kenny Jones, Mark Ross, Terry Trimpe. Members Absent: Eric Hoover. Staff present: Assistant Building Official, Jim Fisher, Mayor, Bill Bennett, City Administrator, Kim Downs, City Engineer, John Bender. Guests in Attendance: Julie Zbornik, Jason Zbornik, Zach Meineke, Jennifer Goldsberry, Fred Mishler, Judy Drees and Jessica Drees.

Board Member, Mark Powers moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Mark Powers moved to approve the meeting minutes of November 26th, 2018. Second by Kenny Jones. Motion carried.

Consider Resolution for recommendation to Board of Adjustment to approve the Conditional Use Request submitted by Nexus Entertainment Arts for the property located at 1145 Industrial Dr., Hiawatha, Iowa.

Mark Powers spoke about Pat Parsley's memo and about the standards that must be met for approval.

Jim Fisher and John Bender showed the building location on the map.

Kenny Jones asked for verification on the 10 person max occupancy. John Bender stated that was correct.

Terry Trimpe commented about the 10 students or less with 15-30 adults at one time and where they were going to park. Jim Fisher explained that the parking is based off B Occupancy and they have enough. Jason Zbornik stated there are approximately 30 available spaces.

Kenny Jones then asked what they would be doing in the space. Jason Zbornik handed out a flier explaining what they intended on doing in the space. He then went through the flier with the board and explained their intentions. Kenny Jones then asked if they would be having bands play there. Jason Zbornik stated there would not be any bands playing at the location.

Mark Powers then asked if it would go back to industrial if they were to move out of the location. Jim Fisher stated it would go back to industrial.

Kenny Jones asked if there would be any night classes. Jason Zbornik explained they would mostly be during normal business hours.

Terry Trimpe asked about the number of teachers and if there could be 15-30 at a time. Jason Zbornik said there could be.

Darryl Cheney asked where they were located currently. Jason Zbornik stated they were actually on hold at the moment. He went on to explain where they came from and how they got to the current location.

Mark Powers asked about the upgrades that are outlined in Pat Parsley's memo. Jason Zbornik stated that there have already been many upgrades and would do what needs to be done.

Mark Powers voiced his concern about the occupancy and the fact the company will not be able to grow in the building. Jason Zbornik explained they classes are scheduled for a certain number of people, therefore they won't go over. He also explained the nature of the business and the fact that they won't need any more space. He also said if they needed more space in the future, they would get it.

Darryl Cheney voiced he thought this would be a good conditional use.

Lisa Jepsen asked if they were a non-profit. Jason Zbornik explained that they are and that money is hard to come by. He explained they look for creative ways to stretch the money, this is one way. He also explained they have many students that come back to be instructors which is another way they stay within budget.

Judy Drees commented the noise would not be an issue. She went on to explain there are many businesses around them that also don't mind the noise and they also have classes off site at another location. She explained if they did have a recital, it would not be there, but at their other location.

Mark Powers went through all the standards that need to be met to approve the request.

There were no further questions from the Board.

Mark Ross moved to recommend to the Board of Adjustment to approve the Conditional Use Request submitted by Nexus Entertainment Arts for the property located at 1145 Industrial Dr., Hiawatha, Iowa. With the following conditions:

1. There be no "gathering uses" which will create a gathering space or additional parking requirements.
2. The building will be remodeled to accommodate the change of use as required by the building and fire codes.

Second by Kenny Jones.

AYES: MARK ROSS, KENNY JONES, TERRY TRIMPE, DARRYL CHENEY, MARK POWERS AND LISA JESPEN.
ABSENT: ERIC HOOVER
Motion Carried
Resolution #18-016 Approved

Consider Resolution for recommendation to City Council to approve the Final Plat Request submitted by Cooper Properties, LLC for the property located at 2250 Blairs Ferry Rd., Hiawatha, Iowa.

Mark Powers asked if there were any questions.

Kenny Jones asked which lots they were doing. John Bender stated they are doing Lot 1. and dividing it into two. He explained it is a cleanup of the right of way on Blairs Ferry Rd. and Miller Rd. and there is a storm facility there as well. He explained the other lot will be sold. He explained there is a question of green space, which will be addressed later.

Kenny Jones asked if the detention was on Blairs Ferry Rd. John Bender stated it is. Kenny asked if we know where the sewer ends. John stated we don't and are doing research to be sure of the location.

Terry Trimpe asked if lot A was for green space. John Bender stated it will be close and is waiting on data from engineering. Kenny Jones asked if the lot was .92 acres and what size building would fit on it. John Bender explained the building size would be cut back because of green space requirements.

Mark Powers asked if lot A was road right of way. John Bender said it is.

Terry Trimpe asked if it is to make Blairs Ferry Rd. wider. John Bender said maybe.

Kenny Jones asked if there would be conditions. John Bender said that Pat Parsleys recommendations would be included in the development agreement.

Mark Ross moved to recommend to City Council to approve the Final Plat Request submitted by Cooper Properties, LLC for the property located at 2250 Blairs Ferry Rd., Hiawatha, Iowa. Second by Darryl Cheney

AYES: LISA JEPSEN, MARK ROSS, MARK POWERS, DARRYL CHENEY, KENNY JONES

NAYS: TERRY TRIMPE
ABSENT: ERIC HOOVER
Motion Carried
Resolution #18-017 Approved

Darryl Cheney moved to adjourn the meeting at 6:17 p.m. Second by Kenny Jones.

Mark Powers, Chairperson

ATTEST:

Jennifer Goerg, Community Development Clerk