HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 26th, 2018

The Hiawatha Planning and Zoning Commission met on November 26, 2018. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Terry Trimpe, Kenny Jones, Mark Ross, Dick Cheney, Eric Hoover and Lisa Jepsen. Members Absent: None Staff present: Community Development Director, Pat Parsley and Assistant Building Official, Jim Fisher. Guests in attendance: None.

Board Member, Terry Trimpe moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Eric Hoover moved to approve the meeting minutes of September 24th, 2018. Second by Dick Cheney. Motion carried.

Introduce Lisa Jepsen- new board member.

Lisa Jepsen stated she appreciated the opportunity and was happy to be there.

Consider Resolution for recommendation to Board of Adjustment to approve the Conditional Use Request submitted by R&S Properties, LLC for the property located at 1415 Industrial Dr., Hiawatha, Iowa.

Community Development Director, Pat Parsley spoke of the revisions to the site plan.

Kenny Jones stated he liked the addition of the trees, but they will take a while to grow.

Susan Forinash from Hall and Hall Engineers explained the pine trees will meet minimum requirements as noted in the code and screening will be provided on the Industrial Avenue side of the lot.

Kenny Jones noted that recycled materials would be coming from their projects.

Chairperson, Mark Powers directed everyone to Pat Parsley's memo and asked if there were any comments. Parsley noted the following recommendations are in an addition to the city's requirements that are already in place.

- Maintain dust control in the crushing and hauling processes;
- Limit the hours of operation for crushing to match the UDC noise ordinance;
- Provide portable restroom facilities on the site during all crushing activities lasting more than one hour;
- Provide screening along Industrial with plants and trees to 50% opaque; to be planted and maintained in place of a fence.

Mark Ross stated that #1 in Pat's memo would be the hardest to control. Susan Forinash said they would work with staff to put the necessary controls in place.

Kenny Jones said people will complain about the dust and that Hawkeye Redi-Mix doesn't use a lot of water in their process making it difficult to reduce the dust in its entirety

Dick Cheney stated the process to recycle materials would not be an everyday use and the parcel to the east already has this type of activity.

The city stated they have only received complaints about the traffic.

Community Development Director, Pat Parsley stated that once they get onto the site, we will know if it will be gravel or concrete; it won't be grass or dirt.

Mark Powers also pointed out with the parcel is adjacent to Hawkeye Redi-Mix already that the truck traffic would come across from the adjacent parcel verses using Industrial Avenue.

Mark Ross pointed out that this is an eco system opportunity; an opportunity to recycle the concrete to use in new projects.

Terry Trimpe asked if the city could pull the conditional use if owner didn't stay in compliance to the allowable uses. Parsley explained that the city can pull the conditional use for non-compliance activity; the storage is an allowed use and enforcement would be complaint driven.

Mark Ross moved to recommend the approval of the Conditional Use Request submitted by R&S Properties, LLC for the property located at 1415 Industrial Dr., Hiawatha, Iowa to the Board of Adjustment with the following conditions as discussed:

1. Maintain dust control in the crushing and hauling processes.
2. Limit the hours of operation for crushing to match the UDC noise ordinance.
3. Provide portable restroom facilities on the site during all crushing activities lasting more than one hour.
4. Provide screening along Industrial with plants and trees to 50% opaque; to be planted and maintained in place of a fence.

Second by Terry Trimpe.

AYES: MARK POWERS, MARK ROSS, TERRY TRIMPE, KENNY JONES, DARRYL CHENEY, ERIC HOOVER AND LISA JEPSEN.
NAYS: NONE
Motion Carried
Resolution #18-016 Approved

Consider Resolution to approve the 2019 Planning and Zoning Calendar
There were no questions or concerns.

Chairperson, Mark Powers moved to approve the 2018 Planning and Zoning Calendar. Second by Terry Trimpe.

AYES: MARK POWERS, MARK ROSS, TERRY TRIMPE, KENNY JONES, DARRYL CHENEY, ERIC HOOVER AND LISA JEPSEN.
NAYS: NONE
Motion Carried
Resolution #18-017 Approved

Propose online packets
Community Development Director, Pat Parsley proposed to use the online site to retrieve packets verses receiving paper copy packets. By using the online packet, the board would have the packets at their fingertips. There were some concerns from the board on how site plans would be viewed. Parsley noted the online version can be expanded as a pdf. Board members also noted the items needed for meetings are readily accessible during the meetings through their monitors during the meeting as well.
The majority of the board members were open to the online packet. Parsley will start the new packet process for their December meeting.

AYES: MARK POWERS, MARK ROSS, TERRY TRIMPE, KENNY JONES, DARRYL CHENEY, ERIC HOOVER AND LISA JEPSEN.
NAYS: NONE
Motion Carried

Other Discussion-
There was information shared with the board regarding; a type of housing at an affordable price point- Smart Housing:

- Scope of project
- Pella windows
- Hardy board siding
- Essential housing options
- Smaller lot sizes

The board was interested in learning more. They liked the concept and would like to see the city move forward. Parsley will send the board a link to this information.

Kenny Jones moved to adjourn the meeting at 6:12 p.m. Second by Eric Hoover. Motion carried.

_____

Mark Powers, Chairperson

ATTEST:

_____

Kim Downs, City Administrator (acting clerk)