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HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
April 24, 2017

The Hiawatha Planning and Zoning Commission met in a meeting on April 24, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Mark Ross, Terry Trimpe, Reta Saylor and Tom Wille. Members Absent: Kenny Jones and Darryl Cheney. Staff present: Community Development Director, Pat Parsley, Assistant Building Official, Jim Fisher, City Engineer, John Bender and Mayor Bill Bennett. Guests in Attendance: City Administrator, Kim Downs, Ron and Donna Tisl, Linda Tottem, Robert and Pat Mershan, Jon Shramek, Gary Ryan, Joy Ryan, Jill Breidenbach, Jan Castle, Patty and Larry Stevenson, Chad Pelley, Dale Hahn, Barbara Hahn, Lisa Klostermann.

Board Member, Terry Trimpe moved to approve the Agenda. Second by Reta Saylor. Motion carried.

Board Member, Reta Saylor moved to approve the meeting minutes of March 27, 2017. Second by Tom Wille. Motion carried.

Consider Resolution for recommendation to City Council to approve the Preliminary Plat submitted by Pecks Green Thumb Nursery, Inc. for 3950 3980 and 3990 Blairs Ferry Rd., Hiawatha, IA.

Mark Powers asked if there were any questions or concerns.

Jon Shramek addressed the Board. He had questions about home values. Mark Powers stated that the City can't guarantee home values will go up. He then asked what was happening to Edgewood Rd. Pat Parsley explained where Edgewood Rd. will go and that some of the property zoned C-3 would be used in its construction. Jon then asked what will happen to the R-7 property. Pat explained that it would continue to be R-7. Jon then asked if the City knew of any time frame for this happening. Pat stated that the City does not ask. He explained that the applicant has one year to act on the preliminary plat. Jon then asked about all the dust that this construction will create. Pat stated it would be a code enforcement issue that would be addressed by the code enforcement officer. He told him that he would have to call in and report any trash or dust issues. Jon then asked what he as a citizen could do to help. Pat suggested that he stay involved and take an active role.

Chad Pelly with Ahman Companies addressed the Board. He stated that he was there to answer any questions the audience or Board may have. Mark Powers asked if there was any consideration on moving the street to Pecks Blvd. instead of Blairs Ferry Rd. Chad explained that they are working with Cedar Rapids and Hiawatha engineers to work it out. They are moving towards a traffic light on 18th and prospective commercial businesses would want options left open.

Mark Powers suggested that both resolutions be contingent on a traffic study. He also explained that the Preliminary Plat may change before the Final Plat is issued.

Lisa Clusterman addressed the Board. She asked if there was a map that shows Edgewood Rd. John Bender offered to get one for her and anyone else that would be interested. She then added that she would like the Board to consider green space. Pat Parsley explained that there are requirements for green space and they would be enforced. She then asked what was going to go in there. Pat stated that they were here to receive development information. He explained that it is zoned for retail, restaurants and office space.

Amy Hide addressed the Board. She asked where Edgewood Rd. would be going. Mark Powers explained that the road will go between Pecks and D&N Fence. She also voiced her concern for erosion control and dust and asked if they were going to put a fence up between business and residential. Pat Parsley explained that the erosion control policy would be enforced there are no screening requirements for this property.

Larry Stevenson addressed the Board. He stated that he is concerned about lighting and storm run-off. Pat Parsley explained there would be no more run off then there is now. He also stated that Hiawatha requires down lighting to comply with the Dark Sky and the lighting plan would be reviewed for compliance.

Jill Breidenbach addressed the Board. She stated that she also was concerned about lighting and run off. She also voiced concern about noise and thought the buildings are too close to the tree line.

Robert Mershan addressed the Board. He voiced his concern about home values going down and suggested that a fence between residential and commercial is best.

Chad Pelly addressed the Board. He explained that home values should not be affected. He stated that they designed the Fountains and were 95% Full. He went on to say that they are hoping to get the sewer and water in this year. He assured the audience that the dust will be controlled and suggested that they call the city if it wasn't. He explained that the trees and shrubs will be salvaged if at all possible but everything else will be removed. He assured the audience that they would be following all erosion control, green space and lighting requirements. He then added that there is no plan to have any type of residential above and of the buildings.

Mark Powers added that this is just preliminary and suggested that anyone with questions or concerns, to call Pat Parsley.

Mark Powers commented that it appears all questions have been answered.

Mark Ross moved to recommend to City Council to approve the Preliminary Plat submitted by Pecks Green Thumb Nursery, Inc. for 3950, 3980and 3990 Blairs Ferry Rd., Hiawatha, IA contingent on:

- Applying the traffic study.

Second by Tom Wille.

AYES: MARK ROSS, MARK POWERS, RETA SAYLOR AND TOM WILLE.
NAYS: NONE
ABSENT: KENNY JONES AND DARRYL CHENEY
Motion Carried
Resolution #17-013 Approved

Consider Resolution for recommendation to City Council to approve the Rezoning submitted by Pecks Green Thumb Nursery, Inc. for 3950, 3980 and 3990 Blairs Ferry Rd., Hiawatha, IA.

There were no questions or comments.

Mark Ross moved to recommend to City Council to approve the Rezoning submitted by Pecks Green Thumb Nursery, Inc. for 3950, 3980 and 3990 Blairs Ferry Rd., contingent on:

- Applying the traffic study.

Second by Reta Saylor.

AYES: RETA SAYLOR, TOM WILLE, TERRY TRIMPE, MARK ROSS AND MARK POWERS
NAYS: NONE
ABSENT: KENNY JONES AND DARRYL CHENEY
Motion Carried
Resolution #17-014 Approved

Mark Ross motioned to adjourn the meeting at 6:34p.m. Second by Reta Saylor. Motion carried.

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Mark Powers, Chairperson

ATTEST:

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Jennifer Goerg, Community Development Clerk