HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
May 20, 2019

The Hiawatha Planning and Zoning Commission met on May 20, 2019. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Vice Chairperson, Mark Ross, Darryl Cheney, Lisa Jepsen, Kenny Jones, Terry Trimpe. Members Absent: Eric Hoover. Staff present: Community Development Director Patrick Parsley, Assistant Building Official Jim Fisher. Guests in Attendance: Denny Norton.

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

Board Member, Kenny Jones moved to approve the meeting minutes of April 22nd, 2019. Second by Lisa Jepsen. Motion carried.

Consider Resolution for recommendation of approval to City Council to approve the Design Guideline requirements for the site plan submitted by William Bennett for the property located at 408 North Center Point Road, Hiawatha, Iowa.

William Bennett gave an explanation of the project. The property is located in the same building as Barbers etc. who moved into the building about three and a half years ago. That building is 230-foot-long, with 190-foot still open. He has found someone interested in starting a little restaurant/bar type atmosphere that can serve the community.

Community Development Director Patrick Parsley clarified P&Z consideration is just for the Design Guideline portion of the plan which is just the way the building looks because the parking is remote from Center Point Road. He stated further; staff has gone over the plan with the designer regarding the stormwater detention, parking, access to Center Point Road, driveway width designs and the lighting and all items are still pending. City staff will review them once the engineer submits them. He noted further, brick is being added to this building.

Board Member Kenny Jones asked how much parking is he going to have to allow?

Community Development Director Patrick Parsley answered that is based on the square footage he is going to finish for the bar which is still in flux, but it would be 10 spaces per 1000 square feet.

Board Member Kenny Jones asked if this was going to be like the Library and have twenty-five (25%) less parking and where the twenty-five (25%) percent parking allowance stop and where does it go?

Community Development Director Patrick Parsley answered no it is not since this is a CPR-3 zone versus a CPR-1 zone for the library. The exception is for CPR-1and it would be for existing built up lots.

Board Member Kenny Jones asked, even though they add on?

Community Development Director Patrick Parsley said yes, even though they add on. Further, he would have to check the code to see if that applied to CPR-2.

Vice Chairperson Mark Ross asked if that meant it was grandfathered in?

Community Development Director Patrick Parsley explained as they developed the CPR zones in the downtown district there was an exception put in the code to limit required parking to the maximum 4 spaces per 1000 square feet in CPR-1.This means it only affects assembly type uses like bars or conference rooms and library's where the required parking exceeds 4 spaces per 1,000 square feet.

Board Member Terry Trimpe asked how many square feet this bar is?

Community Development Director Patrick Parsley answered we are not sure at this point because some of the information they gave us will depend on how much fire/safety issues have to be addressed. They are still trying to figure out what the maximum size is without having to spend a lot of money on fire resistant changes for exterior walls and a fire sprinkler system. It could end up being as small as 1000 square feet.

Chairperson Mark Powers asked how the size compares to Oscars.

William Bennett stated the bar/restaurant would be about the same size as Oscars. Also clarified that Oscars is not sprinkled, none of that building is.

Vice Chairperson Mark Ross asked about the outdoor seating. Will there be any issues from neighbors?

Community Development Director Patrick Parsley clarified we would not since this building was properly zoned for this use. It would rival the noise of the railroad at this point.

Board Member Terry Trimpe asked if the bar would start at the left side and go to the right?

Community Development Director Patrick Parsley said correct, the renovated space would start at the left and go to the right.

Board Member Terry Trimpe asked if it was 90 feet long.

Community Development Director Patrick Parsley answered it was 90-foot-long and the building is 24 feet wide.

William Bennett confirmed the size of the building was 24 feet by 230 feet long total. Barber Etc. has 40 feet and then it stairsteps because of the land and the grade goes down. The last level is the 90 feet where the bar would go. But if the seating size ends up being over the capacity for the sprinkler because of costs we might size it down.

Community Development Director Patrick Parsley said 90 feet times 24 feet is 2160 square feet, that would definitely put them in the sprinkler requirements.

Board Member Terry Trimpe asked if there was an existing wall at the right side now?

William Bennett answered no there isn't. We are waiting to put that in because that would be a fire proof wall if we end up developing any more of the building.

Board Member Terry Trimpe asked so you move that line?

Community Development Director Patrick Parsley and William Bennett answered the line will be moved according to what they decide on size.

Chairperson Mark Powers said the real question is building material and it appears they made an effort to incorporate brick on it so it technically meets the design guidelines.

Community Development Director Patrick Parsley agreed.

Board Member Terry Trimpe asked what is the current zone?

Community Development Director Patrick Parsley answered CPR-3.

Vice Chairperson Mark Ross asked if that zoning was consistent with bar/restaurant?

Community Development Director Patrick Parsley answered that is consistent.

Vice Chairperson, Mark Ross moved recommendation of approval to City Council to approve the Design Guidelines requirements for the site plan submitted by William Bennett for the property located at 408 North Center Point Road, Hiawatha, Iowa. Second by Chairperson, Mark Powers.

AYES: DARRYL CHENEY, LISA JEPSEN, KENNY JONES, TERRY TRIMPE, MARK ROSS, MARK POWERS.
NAYS: NONE
ABSENT: ERIC HOOVER
Motion Carried.
Resolution #19-004 Approved

Kenny Jones moved to adjourn the meeting at 5:43 P.M. Second by Lisa Jepsen. Motion Carried.

_____
Mark Powers, Chairperson

ATTEST:

_____
Tiffany Stinson, Permit Clerk