HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 23, 2017

The Hiawatha Planning and Zoning Commission met on October 23, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Darryl Cheney, Terry Trimpe, Kenny Jones, Reta Saylor and Tom Wille. Members Absent: Mark Ross. Staff present: Building Official, Pat Parsley, Assistant Building Official, Jim Fisher, City Engineer, John Bender, Mayor, Bill Bennett. Guests in Attendance: Hall and Hall Engineer, Susan Fornash, Brenda Powers, Marta Petermann and Jeaneal Weeks.

Board Member, Kenny Jones moved to approve the Agenda. Second by Tom Wille. Motion carried.

Board Member, Reta Saylor moved to approve the meeting minutes of September 25, 2017. Second by Terry Trimpe. Motion carried.

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Schnoor-Bonifazi for Tower Commerce 16th, Hiawatha, IA.

Kenny Jones asked if the Plat was located by Munson Electric. Pat Parsley said it is and added that the developer's agreement for the street lights and sidewalk have already been addressed. Kenny then asked if the driveway would be on Metzger Dr. only. Pat said it would.

Terry Trimpe asked why the building set backs were not included on the plat. Pat explained that set backs are fixed by zoning. John Bender added that it's more common to see setbacks on property zoned residential.

Kenny Jones moved to recommend to City Council to approve the Final Plat submitted by Schnoor-Bonifazi for Tower Commerce 16th, Hiawatha, IA. Second by Tom Wille.

Roll Call:
AYES: Terry Trimpe, Darryl Cheney, Kenny Jones, Tom Wille, Reta Saylor and Mark Powers
NAYS: None
ABSENT: Mark Ross
Resolution #17-026 Approved

Consider Resolution for recommendation to City Council to approve the Design Guidelines for 150 Willman St., Hiawatha, IA.

Kenny Jones asked what they would have in place on the west side of the building to prevent water from seeping into the building. Susan Fornash explained that they would water proof the foundation and the water already flows away from the building.

Kenny asked if they were asking for a deferment of 25% for parking. Pat Parsley explained that they could always take it to the Board of Adjustment for a variance, and they would qualify. The on street parking and shared parking was discussed as an option to make up the difference. Pat Parsley also explained that it was known the CPR-1 district would be congested and parking would be an issue. He added that the plan in the district was shared parking to help with any parking limitations.

Kenny Jones then asked if the city is going to allow everyone to do it. Pat said that they haven't had any new buildings go in the CPR-1 zone, but they could if it were needed.

Darryl Cheney asked if they could make it a condition that they share with the City and ask for a variance.

Pat parsley stated that it would be redundant to do so and suggested they ask for one or the other.

Darryl Cheney asked if the Board were to approve, would it be as it is presented. Pat Parsley said it would.

Terry Trimpe asked how many parking space they currently have. Pat Parsley stated he didn't know.

There was some discussion on the size of the building currently, and proposed.

Mark Powers added that there are currently 34 parking spaces.

Reta Saylor asked how many handicapped spaces they would have. Pat Parsley stated they are required to have 4%. Kenny Jones asked how many 4% would be. Pat Parsley stated they would have 4.

Darryl Cheney stated that he was bothered by the fact that they were tripling the building and not doubling the parking.

There was discussion about the uses of each part of the building and how it relates to the parking. Pat stated they arrived at the 69 required parking spaces based off the usage.

Kenny Jones then asked if the City would be changing their code. Pat stated this was already in the code and explained that they are looking at possible code changes. He went on to explain that in the CPR-1 district, the maximum requirement is 4 spaces per 1000sq.ft. of building space.

Kenny then asked how many employees are at the library. Jeaneal Weeks stated there are 9. Kenny then asked if they were all going to park in the City Hall parking lot. She said they would.

Pat Parsley reminded the Board that they are first voting for on the Design Guidelines and second for the CPR-1 district comliance.

Mark Powers stated that they were using masonry and it looks like they are within the guidelines.

Mark Powers moved to recommend to City Council to approve the Design Guidelines for 150 Willman St., Hiawatha, IA. Second by Reta Saylor.

Roll Call:
AYES: Tom Wille, Mark Powers, Terry Trimpe, Reta Saylor, Darryl Cheney
NAYS: Kenny Jones
ABSENT: Mark Ross
Motion Carried
Resolution #17-026 Approved

<u>Consider Resolution for recommendation to City Council to approve the Site Plan for 150 Willman St., Hiawatha, IA.</u>

Mark Powers commented that there was already discussion on this request and asked for a motion.

Terry Tripme moved to recommend to City Council to approve the Site Plan for 150 Willman St., Hiawatha, IA. with the following condition:

1. City council addresses the parking issue.

Second by Darryl Cheney

Roll Call:
AYES: Tom Darryl Cheney, Tom Wille, Terry Trimpe, Reta Saylor and Mark Powers
NAYS: Kenny Jones
ABSENT: Mark Ross
Motion Carried
Resolution #17-027 Approved

Reta Saylor motioned to adjourn the meeting at 6:02p.m. Second by Tom Wille. Motion carried.

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Mark Powers, Chairperson

ATTEST:

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Jennifer Goerg, Community Development Clerk