HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 24, 2018

The Hiawatha Planning and Zoning Commission met on September 24, 2018. Chairperson, Mark Powers called the meeting to order at 5:34 P.M. Members present: Darryl Cheney, Kenny Jones, Mark Ross, Eric Hoover. Members Absent: Terry Trimpe. Staff present: Building Official, Pat Parsley and Assistant Building Official, Jim Fisher, Mayor, Bill Bennett. Guests in Attendance: Troy Anderson, Dave Wright, Chris Backen, Kerry Kupka, Kathy Kupka, Nick Hatz, Elizabeth Schmelzer and Denny Norton.

Board Member, Kenny Jones moved to approve the Agenda. Second by Eric Hoover. Motion carried.

Board Member, Eric Hoover moved to approve the meeting minutes of August 27th, 2018. Second by Darryl Cheney. Motion carried.

Consider Resolution for recommendation to City Council to approve the Rezoning Request submitted by Dave Wright for the property located at 999 Boyson Rd., Hiawatha, Iowa.

Mark Powers asked if there was anyone wanting to speak for the rezoning.

There were questions about the address. Pat Parsley explained what lots were included in the rezoning.

There were also questions about the detention basin and its storage capacity. Pat Parsley confirmed it is part of the rezoning. Nick Hatz explained that the detention basin would be enlarged and it would have an increase in capacity to accommodate the excess water. He went on to explain the runoff would be treated with an underground system.

The design guidelines were also addressed. Trees and berms were discussed along with the proposed fencing.

Kathy Kupka at 705 Kainz Dr. addressed the Board. She wanted to see the whole proposed project and is concerned about what is happening with the park. Pat Parsley explained the project in more detail. He showed on the overhead the site plans and discussed what has been proposed. Kathy Kupka then asked about the trees and if they would be removed. Pat Parsley stated he didn't know.

Mark Powers then asked if there was anyone to speak against the rezoning.

Chris Backen at 707 Kainz Dr. addressed the Board. She stated that there are many concerns for her and the neighborhood. She stated they hear the intercoms all day and into the night, people are taking test drives at high speeds up and down the street, the lights are on (sometimes all night), employees are parking in front of her house and having lunch, they also park along the street all day and the car wash is heard all day as well. She stated she wants something done about all the traffic on Kainz Dr. and some way to stop people from cutting through.

Troy Andersen at 715 Kainz Dr. addressed the Board. He explained he is a lifetime resident of Hiawatha and also on the Water Board. He handed the Board a document outlining some issues he would like the board to consider. (See attachment A) After going through the document, he thanked the Board and returned to his seat. Mark Powers suggest Mr. Andersen work with Dave Wright concerning the fence and its location. Dave Wright said he would be willing to work with Mr. Andersen.

Elizabeth Schmelzer at 730 Kainz Dr addressed the Board. She told the Board Dave Wright is doing business in the cul-de-sac; employees are parking in front of her house, racing up and down the street and said it's just a nightmare. She explained that she has done many upgrades to try and sell the house, but no one will buy it because of the dealership. She stated that she wishes Dave Wright or the City would buy it. She says she blames the City for her turmoil because they are spot zoning and making it impossible for her to live in or sell her home.

Steve Backen 707 Kainz Dr. addressed the Board. He explained there is a lot of light that shines in the back of his house and too much noise. He also stated that he is worried about possible flooding. He said that he has more water on his property than ever before. He asked what studies have been done to calculate the water. Pat Parsley explained that studies have been done and they estimate it to have the capacity to hold up to the 75 year flood. He continued by saying the City engineer said it should improve the water situation.

Mark Powers asked if there was anyone else that wanted to address the Board. There were none. He then stated that the Board was only a recommending body to Council and does not make the final decision.

Kenny Jones asked what was planned on the south lots. Nick Hatz sited the plans and stated it will be a 6' white vinyl fence.

Kenny Jones then asked how much more lighting would be going in. Nick Hatz sited the plans and said they would follow the code.

Kenny Jones then asked if the lights go dim at 10:00pm. Nick Hatz said they would follow whatever the code said. Kenny Jones asked if they could recommend to either dim the lights or turn off the lights at a certain time. Pat Parsley said that would not be appropriate to ask and the City would make sure they were in compliance.

Kenny Jones asked if the fence would be the same as what is currently there. Nick Hatz said it would. Pat Parsley restated that if Troy Anderson works with Dave Wright regarding the fence, the City would like it to be in writing.

Kenny Jones asked if they planned on leaving the trees to the north of the parking. Nick Hatz explained that they would be removing the trees to accommodate enlarging the detention basin.

There was some discussion about what to do with the entrance at the cul-de-sac. Kenny Jones said there shouldn't be parking there. Mark Ross said that they shouldn't be unloading vehicles there. Eric Hoover suggested the entrance be closed all together. Pat Parsley stated that the parking can be addressed.

There was some discussion about either closing Kainz Dr. off or putting up signs that say no parking. Pat Parsley said that the parking issue would be addressed if necessary by the police and public safty.

Kenny Jones asked about the paging system and if there was an alternative. Dave Wright said they are implementing a new soft ware system that would allow pages and calls to be transferred to phones instead of using that paging system. Mark Ross asked if they would be able to get rid of the paging system. Dave Wright said that would not happen, but they think it will decrease the amount of pages significantly.

There were no further questions from the Board.

Eric Hoover moved to recommend to City Council to approve the Rezoning submitted by Dave Wright for 999 Boyson Rd., Hiawatha, IA. Second by Mark Powers.

AYES: ERIC HOOVER, MARK POWERS, MARK ROSS, DARRYL CHENEY AND KENNY JONES
NAYS: NONE
ABSENT: TERRY TRIMPE
Motion Carried
Resolution #18-013 Approved

Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Dave Wright for the property located at 999 Boyson Rd., Hiawatha, Iowa.

There were no questions or concerns.

Mark Ross moved to recommend to City Council to approve the Design Guidelines submitted by Dave Wright for 999 Boyson Rd., Hiawatha, IA. Second by Darryl Cheney

AYES: KENNY JONES, MARK ROSS, MARK POWERS, ERIC HOOVER AND DARRYL CHENEY
NAYS: NONE
ABSENT: TERRY TRIMPE
Motion Carried
Resolution #18-014 Approved

Consider Resolution for recommendation to Board of Adjustment to approve the Conditional Use Request submitted by Hawkeye Dr., LLC for the property located at 925 Metzger Dr., Hiawatha, Iowa.

Mark Powers asked how the City would control an open gym. Pat Parsley explained the interior is not built for an open gym and it would regulate itself. He went on to say the only possible issue would be parking and the hours of operation would control that.

Mark Ross asked if they were renting the space or buying. Pat Parsley said they would be renting.

Mark Powers asked if gyms were allowed in the current zone. Pat Parsley said they are not. Mark Powers then asked if it was one-on-one training. Pat Parsley said it would be.

Mark Ross moved to recommend to Board of Adjustment to approve the Conditional Use Request submitted by Hawkeye Dr., LLC for the property located at 925 Metzger Dr., Hiawatha, Iowa. Second by Kenny Jones.

AYES: ERIC HOOVER, DARRYL CHENEY, KENNY JONES, MARK POWERS AND MARK ROSS
NAYS: NONE
ABSENT: TERRY TRIMPE
Motion Carried
Resolution #18-015 Approved

Eric Hoover moved to adjourn the meeting at 6:49 p.m. Second by Kenny Jones.

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Mark Powers, Chairperson

ATTEST:

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Jennifer Goerg, Community Development Clerk