HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
July 23, 2018

The Hiawatha Planning and Zoning Commission met on July 23, 2018. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Kenny Jones, Terry Trimpe and Eric Hoover. Members Absent: Mark Ross and Darryl Cheney. Staff present: Building Official, Pat Parsley and Assistant Building Official, Jim Fisher. Guests in Attendance: Al Frey, Roger Hoeppner and Denny Norton.

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

Board Member, Kenny Jones moved to approve the meeting minutes of June 25, 2018. Second by Terry Trimpe. Motion carried.

Consider Resolution for recommendation to City Council to consider the request from Loren Hartelt, to rezone the property known as Todd Hills Addition from A (Agriculture District) to the requested zoning R-3 (Single Family Residence District).

Chair, Mark Powers asked if there were any letters or phone calls for or against the rezoning. There were none.

Loren Hartelt addressed the board. He explained the request and stated he was there to answer any questions.

Terry Trimpe asked about lot sizes. There was some discussion about the size of the lots compared to the surrounding sites. Pat Parsley stated that they would be like the surrounding developments.

Darryl Cheney arrived for the meeting at 5:34pm.

Kenny Jones asked if there is a floodplain included in the site plan. Pat Parsley said there is but it is not included in the buildable area. It was also stated that a detention basin would be built just outside the floodplain and will be approximately 2.5 acres.

Kenny Jones asked about the lift station and who was going to build it and maintain it. Pat Parsley said that would be addressed later in our process.

Mark Powers asked if there was anyone that opposes to the rezoning.

Roger Hoeppner addresses the Board. He stated he was concerned about the lot sizes and water run-off. He is concerned about the floodplain and erosion of his property. He asked if the lot sizes were comparable to other surrounding developments. Pat Parsley stated that they were.

Mark Powers asked if there were any questions from the Board.

Darryl Cheney stated that it seems to fit the overall.

Terry Trimpe stated he was very concerned about the lot sizes too.

Loren Hartelt stated that most lots are .30 to .40 acre with some that are .75 to .90 acre.

Darryl Cheney explained that in the past, larger lots were needed because of septic systems. He went on to say that since these lots are now connected to city sewer, the larger lots are not needed.

There was some question about how many houses were expected to be built. It was explained that they were expecting 85 total lots, but that number could change when they apply for the preliminary plat.

There were no further questions.

Mark Powers moved to recommend to City Council to approve the request from Loren Hartelt, to rezone the property known as Todd Hills Addition from A (Agriculture District) to the requested zoning R-3 (Single Family Residence District) with the suggestion to City council that they consider lot sizes. Second by Kenny Jones.

AYES: TERRY TRIMPE, MARK POWERS, KENNY JONES, DARRYL CHENEY AND ERIC HOOVER.
NAYS: NONE
ABSENT: MARK ROSS, TOM WILLE
Motion Carried
Resolution #18-009 Approved

Consider Resolution for recommendation to City Council to vacate ROW portion of POS 2262.

Pat Parsley explained the City's plan for the property because it's the center of the downtown area.

Kenny Jones asked how much land is involved. Pat Parsley stated there is ¾ acre. Kenny Jones then asked what could be done with the property. Pat Parsley explained that it is zoned a CPR-1 and that retail, office space and such can go in.

Kenny Jones asked what other property the city owned. Mark Powers stated the city owns lots 1 and 2 to the left.

Kenny Jones moved to recommend to City Council to approve the consider resolution for recommendation to City Council to vacate ROW portion of POS 2262. Second by Eric Hoover.

AYES: ERIC HOOVER, DARRYL CHENEY, MARK POWERS, KENNY JONES AND TERRY TRIMPE.
NAYS: NONE
ABSENT: MARK ROSS, TOM WILLE
Motion Carried
Resolution #18-010 Approved

Consider a motion to elect Vice chair.

Because not all board members were in attendance, Mark Powers suggest they table the motion until the next meeting.

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

Kenny Jones moved to adjourn the meeting at 6:00 p.m. Second by Darryl Cheneys.

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Mark Powers, Chairperson

ATTEST:

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Jennifer Goerg, Community Development Clerk