HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
February 24, 2020

The Hiawatha Planning and Zoning Commission met in regular session in the Hiawatha Council Chambers on February 24, 2020. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Board members present: Darryl Cheney, Kevin Neef, Kenny Jones, Vice Chairperson Mark Ross and Lisa Jepsen. Members absent Terry Trimpe. Staff present: Community Development Director Patrick Parsley, Assistant Building Official Jim Fisher and City Administrator Kim Downs.

Jones moved to approve the agenda. Seconded by Neef. Motion carried.

Cheney moved to approve the regular meeting minutes of January 27th, 2020. Seconded by Jones. Motion carried.

Consider Resolution for recommendation to Board of Adjustment to approve the Conditional Use Request for the construction of the essential services building for the City of Hiawatha, Iowa at Lots 12, 13, 14, 15 and 25 Auditors Plat No. 281.

A map was displayed on the screens for the board members.

Cheney clarified the site map showing the construction of the proposed building shows additional structure that are no longer there. The City owned lots between 3rd Avenue and 4th Avenue are vacant.

Director Parsley agreed, the City owned lots are vacant.

Administrator Downs stated there is one residence left on West Clark closest to 3rd Avenue.

Director Parsley added everything on the City owned lots have been demolished.

Jones asked if we were combining the lots together.

Director Parsley answered we are not doing a plat of survey to add the lots together, we are considering this one zoning lot. So, it can be built on as one lot. If you go to the bottom of the recommendations page there are conditions I would recommend for the Conditional Use. The main recommendation is making sure the lots stay compatible with the residential area.

Ross asked if the City has received any input from the surrounding citizens.

Clerk Stinson responded we did not receive any input.

Cheney asked if the chain link fence on the south side of the building was part of the proposed construction.

Administrator Downs answered the chain link and wood fences are already existing.

Director Parsley clarified the fences do already exist. He noted the recommendation in the conditions is to provide the new screening through landscaping instead.

Jones asked what the proposed building would be used for.

Director Parsley answered this is an essential service building so it will be for City use. Half will be used as a parking garage for Police and Community Development and the other half will be a classroom and exercise room for police training. They are intending to open this building up for regional police training.

Jones asked will there also be exercise equipment too.

Director Parsley answered there will be some exercise equipment which is being purchased as part of a recovery program specific to the police department.

Jones asked if the firefighters could use this as well.

Director Parsley answered they can't utilize the space due to this being funded by the recovery fund specifically for the police department.

Neef asked if the corner house on 3rd Avenue and Clark was going to be demolished.

Director Parsley clarified that we are not intending to demolish anymore homes at this point.

Administrator Downs added that this has been our intention all alone when purchasing these properties was to build a public safety garage.

Ross asked about potential future building addition shown on the south end of the building. So, is the garage 120 feet long.

Director Parsley answered the original building will be built at 120 feet long which does not include the potential future building. The initial building will be 7,200 square feet which is 120 feet by 60 feet then there is potential to add on to that. Even with the addition we are maintaining the proper setbacks for the residential area.

Cheney moved recommendation to Board of Adjustment to approve the Conditional Use Request for the construction of the essential services building for the City of Hiawatha, Iowa at Lots 12, 13, 14, 15 and 25 Auditors Plat No. 281, with the following conditions:

1. The site plan is designed to the most restrictive applicable zoning requirements for the residential zone and the commercial use for allowable setbacks.
2. The site plan includes appropriate screening between this use and the adjacent residential uses.

Seconded by Neef.

AYES: Neef, Jones, Jepsen, Ross, Powers, Cheney
NAYS: None
ABSENT: Trimpe
Motion Carried.
Resolution #20-003 Approved

Consider Resolution for recommendation to City Council for vacating the public property; west 150 Feet of Oak Street, Hiawatha, Iowa as requested by City Council on February 5, 2020.

Jones asked why are we only going 150 feet.

Director Parsley answered the west side has already been vacated and we can't go any further east because of the apartment parking lot driveway.

A map was displayed on the screens for the board members.

Ross asked when you vacate property does that mean you tear out the street and seed it.

Director Parsley answered it can work that way but in this particular case we will do nothing to the vacated street. We are going to add it to the property we already own for sale for the development of our Midtown area.

Chairperson Powers asked if they will be putting sewer and water in.

Director Parsley clarified they will be putting in sewer and water along with some streets that will be private.

Chairperson Powers moved recommendation to City Council for vacating the public property; west 150 Feet of Oak Street, Hiawatha, Iowa as requested by City Council on February 5, 2020. Seconded by Jones.

AYES: Jones, Ross, Jepsen, Neef, Powers, Cheney
NAYS: None
ABSENT: Trimpe
Motion Carried.
Resolution #20-004 Approved

Ross moved to adjourn the meeting at 5:50 P.M. Seconded by Cheney. Motion Carried.

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Mark Powers, Chairperson

ATTEST:

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Tiffany Stinson, Permit Clerk