

**AGENDA  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
March 28, 2016**

**HIAWATHA COUNCIL CHAMBERS  
(101 Emmons Street-Upper Floor) – 5:30 P.M.**

1. Call to Order - Roll Call
2. Consider Approval of:
  - a. Agenda
  - b. Minutes of February 22, 2016
3. Business:
  - # a. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Brost Architects for McGrath Kia located at 1020 N. Center Point Rd., Hiawatha, Iowa.

Adjourn

# Items that have to go on to City Council for final vote  
• Items that Planning and Zoning Commission have final vote  
\* Items that have to go on to Board of Adjustment for final vote

**HIAWATHA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
February 22, 2016**

The Hiawatha Planning and Zoning Commission met in a meeting on February 22, 2016. Chair, Gilbert Lawrence called the meeting to order at 5:30 P.M. Members present: Mark Powers, Kenny Jones, Mark Ross, Reta Saylor and Tom Wille. Members Absent: Darryl Cheney. Staff present: Community Development Director, Pat Parsley, Assistant Building Official, Jim Fisher and City Admin. Kim Downs. Guests in Attendance: Susan Forinash, Mayor, Bill Bennett.

Gilbert Lawrence requested a moment of silence in remembrance of former Board Member, Mary Conrad who passed away February 17, 2016.

Board Member, Reta Saylor moved to approve the agenda, second by Mark Powers. Motion carried.

Board Member, Mark Powers moved to approve the minutes, second by Reta Saylor. Motion carried.

**Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Fusion Architects Inc. for Towers Edge located at 875 Edgewood Rd., Hiawatha, Iowa.**

Gilbert Lawrence asked if there were any questions. Pat Parsley explained why there are two lots and why they each have different Design Guidelines. He also explained the berm locations on the site plans.

Kenny Jones asked if they were going to change the street name on the site plan from Miller Rd. to Edgewood Rd. Pat Parsley explained that they wouldn't because the county still had it as Miller Rd.

Gilbert Lawrence asked if the utility and access agreements were recorded. Pat Parsley stated that they were in order.

Kenny Jones asked if there was an access agreement in place. Pat Parsley stated there was.

Mark Ross then asked if the 20' space for the dumpster would be enough. Susan Forinash explained there would be offices and they wouldn't need much space. Mark Ross then asked if they would be able to fit a dumpster and recycle bin. Susan Forinash stated she believed there would be plenty of space.

Roll call vote:

AYES: MARK POWERS, RETA SAYLOR, GILBERT LAWRENCE, TOM WILLE, MARK ROSS AND KENNY JONES

NAYS: NONE

ABSENT: DARRYL CHENEY

**Motion Carried**

**Resolution #16-004 Approved**

**Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Fusion Architects Inc. for Towers Edge located at 2050 Boyson Rd., Hiawatha, Iowa.**

Gilbert Lawrence asked if anyone had questions or concerns. There were none.

Roll call vote:

AYES: MARK ROSS, KENNY JONES, RETA SAYLOR, GILBERT LAWRENCE, MARK POWERS AND TOM WILLE

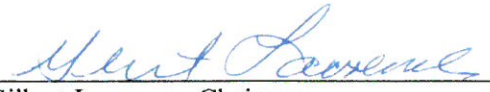
NAYS: NONE

ABSENT: DARRYL CHENEY

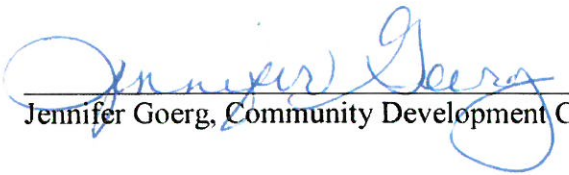
**Motion Carried**

**Resolution #16-005 Approved**

Chairman, Mark Ross asked for a motion to adjourn the meeting at 5:40p.m., Second by Reta Saylor. Motion carried.

  
\_\_\_\_\_  
Gilbert Lawrence, Chairman

ATTEST:

  
\_\_\_\_\_  
Jennifer Goerg, Community Development Clerk

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You are hereby notified that a public hearing will be held in the Hiawatha Council Chambers before the Planning and Zoning Committee on Monday July 27, 2015 at 5:30 P.M. to consider amending Hiawatha Unified Development Code Chapter 166 Sign Code in its entirety.

All interested persons may review the proposed ordinance and file their comments in writing with the City Clerk of Hiawatha, Iowa, at or before said hearing and/or may appear in person at said hearing.

Kelly Kornegor, City Clerk

**City of Hiawatha**  
**Community Development Department**  
**Building, Zoning, Code Enforcement & Development**  
101 Emmons St., Hiawatha Iowa, 52233-1697  
PHONE (319) 294-2929 FAX (319) 393-1516

**Purpose:** Design Guideline Review                      **Date:** March 8th, 2016

**To:** Planning and Zoning Commission

**Name of Plan:** McGrath KIA

**Address:** 1020 North Center Point Road                      **Zone:** C-3

**Number of Lots:** 1

**Reviewed by:** Patrick Parsley, Community Development Director

**Description:** The proposed change to this property is a façade change to one building. The new building facade is a mix of glass and metal panels. The garage doors which front the street will be clear glass and the flat roof has a parapet on the street side. There are no other changes to the site plan consequently the only Design Guideline concern is the building facade.

**Report:** The proposed façade complies with the Design Guidelines for this area. Overhead doors have previously been approved as long as they are glass as noted in the plans.

**Recommendation:** Community Development supports a recommendation to City Council to approve this building façade change as it relates to the Design Guideline requirements.



**BROST**  
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**McGRATH KIA**

1020 NORTH CENTER POINT ROAD  
HIAWATHA, IOWA 52233

CONSULTANT

REVISION DATES:

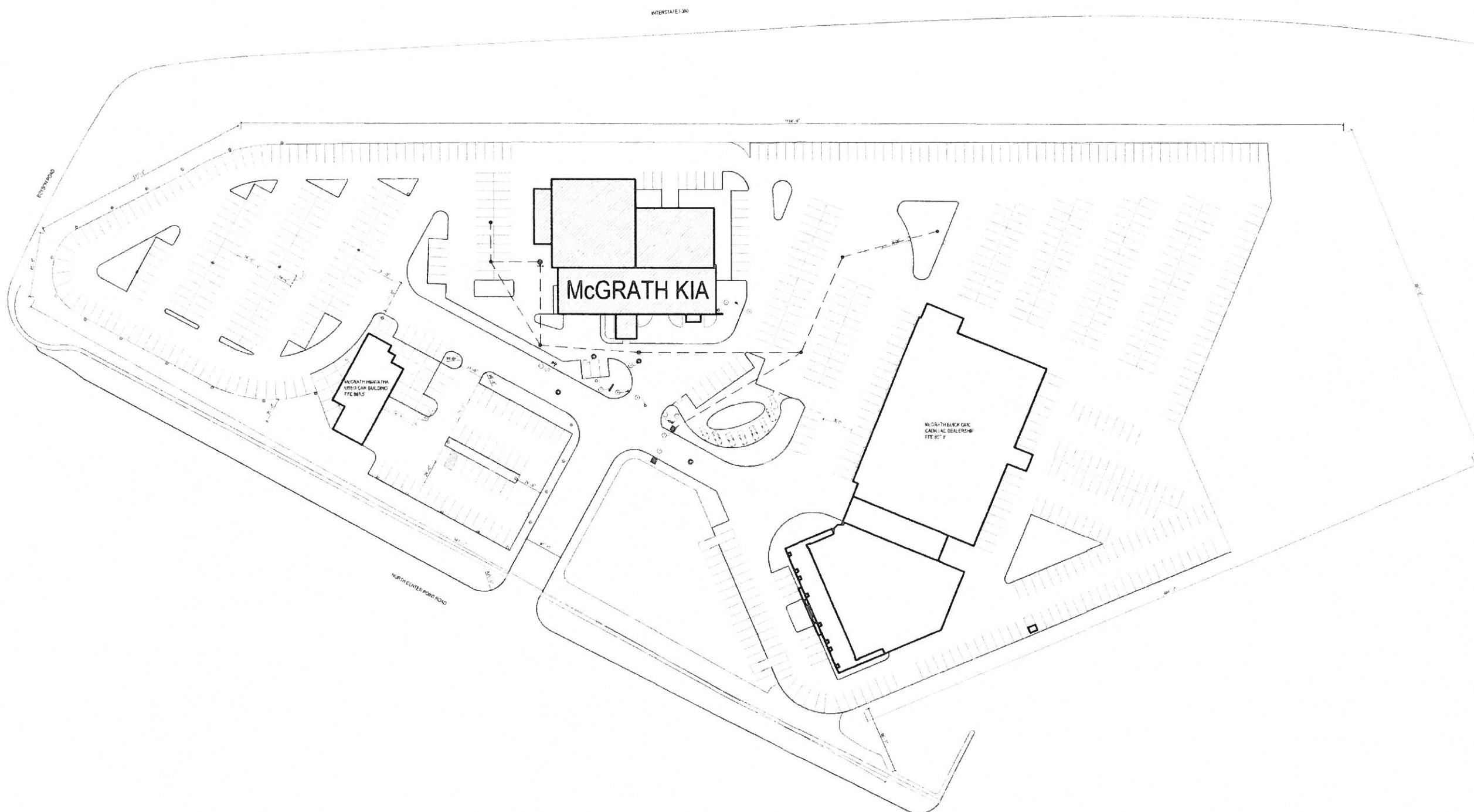
1.	4.
2.	5.
3.	6.

DATE: 02/29/16  
PROJECT NUMBER: 1515  
DRAWN BY: PRE  
CHECKED BY: DUB, JR.

EXS. SITEPLAN  
1" = 50' 0"

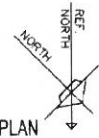
SHEET NUMBER:  
**EX01**

CHECK IF VOID



McGRATH : HIAWATHA CAMPUS

1 EXISTING SITEPLAN  
SCALE: 1" = 50' 0" C-3 ZONING



# EXISTING McGRATH KIA - HIAWATHA



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**McGRATH KIA**  
1020 NORTH CENTER POINT ROAD  
HIAWATHA, IOWA 52233

CONSULTANT

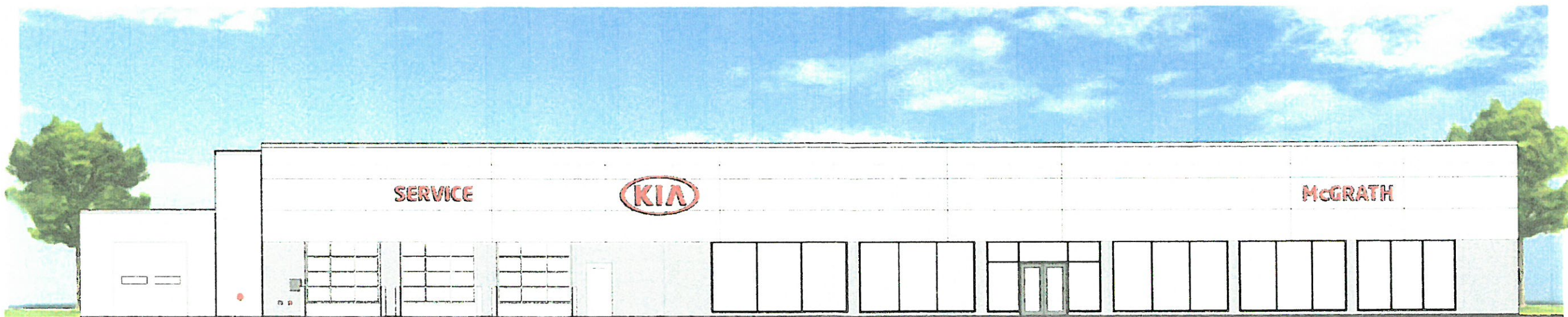
REVISION DATE'S	
1	4
2	5
3	6

DATE: 02/29/16  
PROJECT NUMBER: 1515  
DRAWN BY: PRC  
CHECKED BY: DLD, JR.

EXISTING BUILDING FRONT VIEW

SHEET NUMBER  
**T101**

# PROPOSED McGRATH KIA - HIAWATHA



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ARCHITECTS & PLANNERS LTD.

1001 17th Street, Suite 100  
Des Moines, IA 50319  
515.281.1111  
www.brost.com

McGRATH KIA  
1020 NORTH CENTER POINT ROAD  
HIAWATHA, IOWA 52233

CONSULTANT

NO.	REVISION/DATE
1	
2	
3	

DATE  
02/29/16  
PROJECT NUMBER  
1515  
DRAWN BY: PHE  
CHECKED BY: EXH, JH

PROPOSED BUILDING  
FRONT VIEW  
SHEET NUMBER  
**T102**

CHECK P. 102