

**HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 30, 2015**

The Hiawatha Planning and Zoning Commission met in a meeting on November 30, 2015. Chair, Dale Schroth called the meeting to order at 5:30 P.M. Members present: Gilbert Lawrence, Darryl Cheney, Mark Ross, Tom Wille and Reta Saylor. Members Absent: Mark Powers. Staff present: Community Development Director, Pat Parsley, Assistant Building Official, Jim Fisher. Guests in Attendance: William Bennett, Denny Norton, Ted Martin and Gary McClurg.

Board Member, Reta Saylor moved to approve the agenda, second by Gilbert Lawrence. Motion carried.

Board Member, Darryl Cheney moved to approve the minutes, second by Reta Saylor. Motion carried.

Consider Resolution for recommendation to City Council to approve the Rezoning of the portion of the property zoned R-MH (Mobile Home Park Residential District) to the requested zoning CPR-2 Hiawatha, Iowa.

Open: 5:34

There was some discussion regarding the surrounding properties.

Ted Martin addresses the Board. He explained he believed that rezoning the property would devalue his and surrounding properties. He also stated that the City had already brought down the values of the property by deeming it a flood zone and didn't want it made worse.

Closed: 5:39

Mark Ross asked Pat Parsley if he could give the City's side. Pat Parsley explained that it was the Federal Government that designated the property a flood plain, not the City. He also explained that the City didn't want that property to remain a Mobile Home Park and that CPR-2 would fit nicely with the City's comprehensive plan. Mark Ross asked if taverns would be allowed in this zone. Pat Parsley explained that behind Oak St was already zoned CPR-2 and that this zoning is considered a buffer.

Dale Schroth asked if CPR-2 allowed only buffer businesses. Pat Parsley said that it would and that it's a downtown mixed use district.

Dale Schroth then explained that his concern is that putting that zoning in that area would push out the residential. Pat Parsley explained that this should not impact the residents in a negative way. He went on to say that this zoning allows row housing in addition to retirement facilities and housing over small businesses.

Darryl Cheney expressed that he believed CPR-2 would be the most compatible and agrees with the rezoning.

Dale Schroth asked if there were any other questions or concerns. There were none.

Commission Member, Mark Ross moved to recommend to City Council to approve the Rezoning of the portion of the property zoned R-MH (Mobile Home Park Residential District) to the requested zoning CPR-2 Hiawatha, Iowa. Second by Tom Wille.

Roll call vote:

AYES: RETA SAYLOR, DALE SCHROTH, DARRYL CHENNEY, MARK ROSS AND TOM WILLE

NAYS: GILBERT LAWRENCE

ABSENT: MARK POWERS

Motion Carried

Resolution #15-045 Approved

Reconsider the tabled item from the October 26,2015 meeting for recommendation to City Council to allow staff approval of site plans which do not require variances, conditional uses or PUD requests.

Dale Schroth asked if there were any questions or concerns.

There was some concern from the Board member about taking this information away from the Board and the people of Hiawatha. There was discussion between the Board Members and Pat Parsley about what would and wouldn't go to Planning and Zoning if this change was adopted. Pat Parsley explained that the only thing that would not go Planning and Zoning would be perfect site plans that meet all the requirements and code. Everything else, he explained, would have to be approved by the Board. He explained that this would speed up the time it takes to start projects by a couple weeks.

Commission Member, Mark Ross moved to recommend recommendation to City Council to allow staff approval of site plans which do not require variances, conditional uses or PUD requests. Second by Reta Saylor.

Roll call vote:

AYES: TOM WILLE, DALE SCHROTH, DARRYL CHENNEY AND MARK ROSS

NAYS: GILBERT LAWRENCE AND RETA SAYLOR

ABSENT: MARK POWERS

Motion Carried

Resolution #15-046 Approved

Consider Resolution for approval of the 2016 Planning and Zoning meeting schedule.

Dale Schroth asked if there were any questions or concerns. There were none.

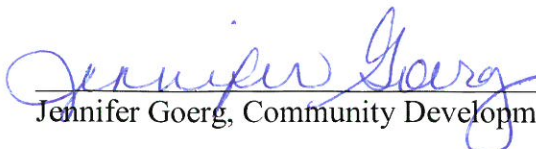
Commission Member, Darryl Cheney moved to approve the 2016 Planning and Zoning Schedule. Second by Reta Saylor. Motion Carried.

Chairman, Dale Schroth asked for a motion to adjourn, Reta Saylor moved to adjourn the meeting at 6:08p.m., Second by Tom Wille. Motion carried.



Dale Schroth, Chairman

ATTEST:



Jennifer Goerg, Community Development Clerk