



PLANNING & ZONING COMMISSION REGULAR MEETING

Minutes

Monday, May 18, 2020 at 5:30 pm

HIAWATHA COUNCIL CHAMBERS (101 Emmons Street Upper Floor)

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1. Call to Order – Roll

Minutes:

The Hiawatha Planning and Zoning Commission met in regular session in the Hiawatha Council Chambers on May 18, 2020. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Board members present: Darryl Cheney, Lisa Jepsen, Kenny Jones and Terry Trimpe. Members absent: Kevin Neef and Vice Chairperson Mark Ross. Staff present: Community Development Director Patrick Parsley, Assistant Building Official Jim Fisher, City Engineer John Bender and City Clerk Kari Graber. Guests in Attendance: Jerry Mohwinkle.

2. Approval of Agenda

Minutes:

Jones moved to approve the agenda. Seconded by Jepsen. **Motion carried.**

3. Approval of March 30, 2020 Special Meeting Minutes

Minutes:

Jepsen moved to approve the special meeting minutes of March 30th, 2020. Seconded by Jones. **Motion carried.**

4. Business

- a. **Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Schnoor-Bonifazi Engineering & Surveying known as Hunter Commerce Park 5th Addition, Hiawatha, Iowa.**

Minutes:

Jones asked if we will have to go through lot 2 to get the sewer to lot 1. Director Parsley confirmed that is true. Jones asked if there was sewer and water on North Center Point Road. Director Parsley confirmed there is sewer and water on North Center Point Road. Engineer Bender added there is sewer and water but it is on the East side of

Engineer Bender added there is sewer and water but it is on the East side of the road.

Jones asked where the sewer going to go through on lot 2.

Director Parsley answered there is an easement designated for that. It is located on the East side of lot 2, labeled sanity sewer easement on the final plat map.

Trimpe asked if Planning and Zoning viewed the site plan before construction started prior to the final plat approval.

Director Parsley answered generally the site plan doesn't have anything to do with the final plat. Usually the site plans come later. The site plans Planning and Zoning see are those in an overlay district for design guidelines or if it is on North Center Point Road in the CPR zones.

Trimpe asked why construction has started and the final plat has not been approved yet.

Director Parsley answered this is a unique situation. It is more of a re-plot rather than an original final plat. This was originally final plated many years ago.

Chairperson Powers added this was originally final plated when they did Windstream.

Director Parsley explained there was a plat of survey recently which parceled off lot 1 and it became too complicated for lots 2 and 3 to do a plat or survey so we requested that the designer to do a final plat and include all the easements and accesses needed.

Chairperson Powers added Planning and Zoning did approve the site plan for the building material of the building going on lot 1 back in December.

Jones asked when we approved the plat of survey should the sewer have been in the first plot?

Director Parsley explained it was included but it was not properly laid out and there were additional easements we wanted to make sure got added like the storm sewer.

Jones asked if the driveway was shared with Windstream and asked about the shared driveway for lots 2 and 3.

Director Parsley confirmed.

Engineer Bender added the shared driveway for lots 2 and 3 is centered on the lot line between the two lots.

Director Parsley pointed out the egress and ingress private easement is 35 feet wide. 20 feet on one lot and 15 feet on lot 2.

Jones commented the other drive is 38 feet so it's wider.

Engineer Bender explained the driveway that goes out onto Center Point Road has a left turn lane, that's why it's wider.

Trimpe asked if the 35 foot private ingress and egress between lots 2 and 3

only for the use of those lots or can lot 1 use it as well.

Director Parsley answered it could include lot 1. That would be between the lot owners.

Trimpe asked if we would want truck traffic for lot 2 and 3 to come in on Ketelsen Drive opposed to coming in from North Center Point Road.

Director Parsley answered it's all a matter of how they want to circulate the trucks within their lots making sure they don't sit on the street for loading and unloading.

Cheney moved recommendation to City Council to approve the Final Plat submitted by Schnoor-Bonifazi Engineering & Surveying known as Hunter Commerce Park 5th Addition, Hiawatha, Iowa. Seconded by Trimpe.

AYES: Trimpe, Jones, Jepsen, Powers, Cheney

NAYS: None

ABSENT: Neef, Ross

Motion Carried.

Resolution #20-006 Approved

5. Adjourn

Minutes:

Jones moved to adjourn the meeting at 5:46 P.M. Seconded by Cheney. **Motion Carried.**