

**HIAWATHA PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 26, 2015**

The Hiawatha Planning and Zoning Commission met in a regular meeting on October 26, 2015. Chair, Dale Schroth called the meeting to order at 5:30 P.M. Members present: Gilbert Lawrence, Darryl Cheney, Mark Powers, Mark Ross, Tom Wille and Reta Saylor. Members Absent: None. Staff present: Community Development Director, Pat Parsley, Assistant Building Official, Jim Fisher, City Engineer, John Bender. Guests in Attendance: William Bennett, Denny Norton, Mike Sattler, Al Sattler and Glen Meisner.

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

Board Member, Reta Saylor moved to approve the minutes, with the following corrections:

- Change it from a special meeting to regular meeting and correct the second motion on item 3A.

Second by Mark Powers. Motion carried.

Consider Resolution for recommendation to City Council to approve the Preliminary Plat for Heritage Green 12th Addition, Hiawatha, Iowa.

Dale Schroth asked if this was contingent on the approval of the rezoning. Pat Parsley said it was.

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

Commission Member, Mark Ross moved to recommend to City Council an approval of the Preliminary Plat for Heritage Green 12th Addition, Hiawatha, Iowa. Second by Darryl Cheney.

Roll call vote:

AYES: GILBERT LAWRENCE, MARK ROSS, DARRYL CHENEY, DALE SCHROTH, TOM WILLE, MARK POWERS AND RETA SAYLOR

NAYS: NONE

ABSENT: NONE

Motion Carried

Resolution #15-043 Approved

Consider Resolution for recommendation to City Council to approve the rezoning of Heritage Green 12th Addition, Hiawatha, Iowa from R-3 to R-5.

Dale Schroth asked if the difference between the two was the fact that R-5 would allow 0-lot line homes. Pat said it was. John Sperry, an audience member, asked if they would be allowed to put anything else on the property. Pat Parsley explained that it would only allow 1 and 2 family dwellings.

Commission Member, Darryl Cheney moved to recommend to City Council approval of the rezoning of Heritage Green 12th Addition, Hiawatha, Iowa from R-3 to R-5. Second by Reta Saylor.

Roll call vote:

AYES: DARRYL CHENEY, MARK ROSS, RETA SAYLOR, DALE SCHROTH, GILBERT LAWRENCE, TOM WILLE AND MARK POWERS.

NAYS: NONE

ABSENT: NONE
Motion Carried
Resolution #15-044 Approved

Consider Resolution for approval of the Site Plan submitted by CCB Packaging for 1905 N Center Point Rd., Hiawatha, IA.

Dale Schroth asked if we had received the storm water information. John Bender stated that we had. Dale Schroth then asked what a no build easement was. Pat Parsley stated that a building of this size would have to have a 60' easement around it. He explained that they would have to get 20' from the neighboring property to fulfill this requirement and that agreement would have to be recorded. Mark Powers asked what the impact would be on the neighboring property. Pat Parsley explained that the neighbor would not be able to build on the 20' but that it could be used for parking, landscaping and detention. It is also rare for large buildings in this type of development to be located next to a property line.

There was additional conversation regarding the zoning and platting process of property between Mark Powers and Pat Parsley.

Commission Member, Mark Ross moved to recommend approval of the Site Plan submitted by CCB Packaging for 1905 N Center Point Rd., Hiawatha, IA. with the following condition(s):

1. The submittal of a "no-build" easement on the property directly to the east that will be recorded with Linn County.

Second by Reta Saylor.

AYES: RETA SAYLOR, GILBERT LAWRENCE, DALE SCHROTH, MARK ROSS, DARRYL CHENEY, TOM WILLE AND MARK POWERS.

NAYS: NONE

ABSENT: NONE

Motion Carried
Resolution #15-045 Approved

Consider Resolution for recommendation to City Council to allow staff approval of site plans which do not require variances, conditional uses or PUD requests.


There was extensive discussion regarding Planning and Zoning not reviewing site plans and the fact that they could not and should not deny a plan that meets code.

Dale Schroth voiced concern about the citizens of Hiawatha not having the opportunity to see what is coming into the City and voice an opinion on it.

Pat Parsley restated that the Planning and Zoning Board only sees the site plans and could only deny them if they did not meet code. He stated that all other situations, such as plats, rezoning, etc. would still come to the board for review and approval. He explained site plans would still go through all the departments and would have to be signed off on as they are now.

Commission Member, Mark Powers moved to table the staff approval of site plans which do not require variances, conditional uses or PUD requests until the next Planning and Zoning meeting on November 30, 2015. Second by Tom Wille.

Chairman, Dale Schroth asked for a motion to adjourn, Reta Saylor moved to adjourn the meeting at 6:04 p.m., Second by Tom Wille. Motion carried.



Dale Schroth, Chairman

ATTEST:



Jennifer Goerg, Community Development Clerk