

Planning & Zoning Meeting Minutes
7/16/2020

Present

Planning and Zoning Commission members:

Deb McWhirter

Jane Close

John Backer

Others:

Misty Kroeze, Zoning Administrator

Steve Busse

Brett Morris

John Brocka

Dave Toulouse

Deb McWhirter called the meeting to order.

A motion to approve the agenda was made by Jane Close and was seconded by John Backer. Motion passed.

Old Business:

Discussion was had regarding Commission vacancies and what areas of the County we should try to fill the vacancies from. It was determined that the Shell Rock and Dumont/Aplington areas would be a good location to recruit members from in order to give the County a good representation on the Commission.

Public Hearing:

Chair McWhirter opened the public hearing on a Final Plat for Honeytree Hills Subdivision located in the Wfr¹/₂ NWfr¹/₄ of Section 30, Township 90 North, Range 15 West of the 5th P.M. Administrator Kroeze reported that the only change from the Preliminary Plat was a driveway access change to Lot 1. An easement from the shared driveway to Lot 1 was added in the event a new driveway would not be approved by the County Engineer. Applicant Brett Morris was available for the hearing and updated the Commission with a list of restrictive covenants that will stipulate what can be done with the proposed lots. The restrictive covenants include: no division of lots, primary residences with attached 2 stall garage only – no air bnbs; no more than 2 outbuildings; minimum square footage for residences; home plans must be submitted to developer for approval prior to construction; stick built structures only; 25% exterior will be required to have stone/rock; driveways must be concrete, gravel or asphalt; tree removal must be approved by developer prior; must have residences constructed within 12 months of start; map with all tile lines and septic diagrams must be submitted to developer; no high caliber rifle hunting; and only domestic animals - no kennels for boarding. The restrictive covenants will be in effect for a period of 20 years and shall automatically renew for 10 years unless voted otherwise. Discussion was had regarding the water source and it was determined that it will be either be private wells or there is rural water available as an option.

John Brocka was present with concerns regarding the area exceeding 30 houses, road conditions and people not active with or contributing to the City/community. Board Member Jane Close stated that the road conditions were thoroughly discussed with the County Engineer during the prior meeting, but she feels it would be a good time to organize homeowners to go to the County regarding road conditions and to keep the issue in front of the County.

A motion to approve the Final Plat for Honeytree Hills Subdivision was made by John Backer and was seconded by Jane Close. Motion was unanimously approved.

Chair McWhirter opened the public hearing on an application by Dave Toulouse to rezone a parcel located at 29472 Hwy 3 in Section 32, Township 92 North, Range 15 West of the 5th P.M. from A-1 to "C" Commercial. Administrator Kroeze presented her staff report and stated that this was a 6.19 acre parcel that used to be an old acreage site that has now been demolished. Dave Toulouse and his son, James, own the acreages & shop on the adjacent parcels. They are wanting to rezone the parcel to Commercial in order to build two 30' x 120' steel buildings for storage units, with the potential for two more buildings in the future. Applicant Dave Toulouse was present on behalf of his application and stated that he is looking at having 20 mini storage units per building.

Commission Member Jane Close inquired as to whether traffic would be an issue and it was determined that it is located on Hwy 3 on a flat spot with lots of visibility in both directions. Commission Member John Backer inquired as to what criteria they should consider for the rezone and Administrator Kroeze stated that it fits within the scope of the comp plan, prior use of the shop as a commercial use and surrounding area. Applicant Toulouse stated that he also had a meeting with MidAmerican Energy regarding the movement of power lines for the TrinityRail project, so he would not move forward until after that meeting to make sure he is not interfering with their project but he at least wanted to get the rezone approval.

There were no oral or written comments received.

A motion to approve the request to rezone 6.19 acres from A-1 to "C" Commercial was made by John Backer and seconded by Jane Close. Motion was unanimously approved.

Motion to adjourn the meeting was made by Jane Close and was seconded by John Backer. Meeting adjourned.

Misty Kroeze, Planning and Zoning Administrator

