

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

7/18/18 6:00 P.M.

Present: Ron Welder, Larry Wright, Lyle Brown, Joel Amandus, Neal Boeding, Ed Delaney, Corey Fraise, Council Liaison Kevin Rink

Absent:

Staff: Doug Krogmeier, Emily Britton

Visitors: Bob Jacks, Kathy Jacks, Patrick O'Connell

Ron Welder called the meeting to order at 6:00 P.M. with seven members present.

ACTION ON MINUTES

The minutes from June 26, 2018 were approved on a motion by Amandus, seconded by Brown.

NON-AGENDA ITEMS

None

Request to rezone property known as 1211 25th Street from R-5 Two-Family Dwelling District to B-2 Business District, General Retail.

Staff reviewed report. Krogmeier mentioned it would not conflict with the Comp Plan, the owner also owns the two parcels on either side and that the owners have already been using it for their business. He pointed out that the commission should consider the code requirements for the proposed use, in particular the surfacing, fencing and screening requirements. Welder asked if there are any current outstanding violations and Krogmeier said yes, the property has been written up as a nuisance for inoperable vehicles.

Patrick O'Connell spoke about the nuisance issues. He explained that he is legal counsel representing the City of Fort Madison in regard to the nuisance abatement. He said there are currently a lot of outstanding violations and it would be in the best interest of the City to delay this rezoning until progress is made on the abatement. He also agreed with Krogmeier that it would be important to require fencing/screening from the neighboring residential properties as specified in the code. He did point out it would make sense to rezone the parcel and make it useful for the business, however with the outstanding zoning violations it should not be done at this time. Although the nuisance is a separate issue it does involve this parcel.

Welder opened the public hearing at 6:09PM.

Welder received no response when he asked for anyone to speak in favor or against the rezoning. Delaney asked where a fence would need to be, and Krogmeier said on the property line to contain and screen the parcel from neighboring residential properties. The commission discussed the timeline on the nuisance abatement and when to expect it to be resolved. O'Connell said three months should be enough time for the commission to find out the outcome of the nuisance abatement and any progress made on the property.

Wright made a motion to table the request to rezone property known as 1211 25th St from R-5 Two-Family Dwelling District to B-2 Business District, General Retail until a fence has been installed and all legal issues have been resolved.

Boeding asked if a time frame could be put on the issue, such as readdressing it at a certain time. Krogmeier said yes they can specify when they will readdress the issue. The commission discussed

allowing three months for the applicant to resolve all legal and zoning issues as well as install the fencing before reviewing again.

Wright amended the motion to table the request to rezone property known as 1211 25th St from R-5 Two-Family Dwelling District to B-2 Business District, General Retail for three months.

Vote: 7-yes, 0-no

Code Review: Land Uses – Review and update

Land use changes were discussed and made to the matrix as work continued on updating the zoning code.

Old Business

None

Other/New Business

Krogmeier mentioned the idea of eliminating the fencing around pools section of code and plans to put something together to make changes soon.

Amandus moved, seconded by Delaney, to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:57 P.M.

Ron Welder, Chairman of Planning and Zoning Commission