

## PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

9/24/19 6:00 P.M.

Present: Joel Amandus, Ron Welder, Larry Wright, Lyle Brown, Corey Fraise, Mary Whitcom,  
Council Liaison Kevin Rink

Absent: Ed Delaney

Staff: Doug Krogmeier, Emily Britton

Visitors: Dr. Michael Asu, Kevin Carr

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

---

### **ACTION ON MINUTES**

The minutes from August 27, 2019 were approved on a motion by Amandus, seconded by Fraise.

### **NON-AGENDA ITEMS**

None

---

### **Code change to consider modifying zoning code related to schools in the ground floor of the B-1 Business District, limited Retail EXCEPT “Downtown” (6<sup>th</sup>-10<sup>th</sup> & H-alley between F&G).**

Staff reviewed report. Krogmeier explained the Downtown District (6<sup>th</sup>-10<sup>th</sup> St and Ave H-alley between F&G) is within the B-1 Business District but the B-1 District does extend further than that. This proposal would allow schools on the ground floor in the B-1 District, but not within the Downtown District.

### **Public Hearing opened at 6:04PM.**

Michael Asu, President of Southeastern Community College (SCC), spoke in favor of the code change. He explained this would create an opportunity for SCC to open a facility here and offer services in Fort Madison. He said SCC would like to offer emergency training classes, some elective classes open to the public, as well as some regular curriculum classes in Fort Madison. He continued to discuss a potential property they are interested in and what plans they have to renovate it to fit their needs. Brown asked if the property had been purchased already and Asu stated they are in negotiations and is not at liberty to say. Fraise asked if the facility would be used day and night and Asu answered that it likely would be, as they would like to utilize it as much as possible to offer as many classes here as they can.

Kevin Carr, Vice President of Admin Services at SCC, also spoke in favor. He assured the Commission that they understand the process to have this code change reviewed and approved, but as they will be on a tight schedule to complete renovations, they plan to continue with their process to have it approved by their board of directors in the meantime. He explained they will have public notices and meetings on the subject, where decisions will be made contingent on this approval, and they do understand they cannot move forward unless/until this code change is approved by City Council.

### **Public Hearing closed at 6:23PM.**

Whitcomb asked about Top Hatter’s Dance Studio being located within the Downtown district. Krogmeier explained that he considers a dance studio to be defined differently than school or an educational facility like the one being proposed here. Brown mentioned there would be plenty of parking available in the location discussed, while parking is typically an issue within the Downtown District but less of a problem in the rest of the B-1 District. Fraise asked if this proposed property/facility would be

taken off tax income. Krogmeier replied he is unsure, as he does not deal with property taxes and that is not really within the scope of this Commission's decision, however it would likely be taken if it does become a school facility.

**Brown made a motion, seconded by Wright, to recommend Council approval to add the following to Title 10-12-3: Permitted Uses: Section B. The following uses are also permitted except in the area bordered by 6<sup>th</sup> Street on the East, 10<sup>th</sup> Street on the west, the alley between Ave G and F on the North and Ave H on the South: (Ord. C-792, 7-20-2010) "Schools: music, dance, business, commercial or trade"**

**Vote: 6-yes, 0-no**

---

**Amandus moved, seconded by Fraise, to adjourn.  
Motion was passed unanimously. The meeting adjourned at 6:26 P.M.**

---

Ron Welder, Chairman of Planning and Zoning Commission