

## PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

3/26/13 6:30 P.M.

Present: Nick Colbert, Larry Wright, Joel Amandus, Brenda Parker, Lyle Brown, Ed Delaney  
Absent: Ron Welder  
Staff: Doug Krogmeier, Heather Huebner  
Visitors: GM Goldensohn, Sharman Steeples, Ken Steeples

Chairman Nick Colbert called the meeting to order at 6:30 P.M. with six members present.

### ACTION ON MINUTES

The minutes from January 22, 2013 were approved on a **motion by Wright, seconded by Parker.**

Motion passed yes-6, 0-no.

### NON AGENDA ITEMS

None

### PUBLIC HEARINGS

**13-03: Commission review/consideration of Variances to reduce minimum buildable lot requirement, to reduce the required front yard setback, and to reduce the required rear yard setback for Habitat for Humanity at 407 7<sup>th</sup> Street.**

Krogmeier reviewed the staff report.

Two neighbors called Krogmeier. Neighbor to the west of the property took concern regarding how close it would be – Krogmeier explained to them correct dimensions and they felt comfortable with it. Second neighbor called who was concerned about the Historic Residential aspect. Krogmeier explained that our code does not have guidelines regarding this issue and that the Residential Historic zone ends at the alley between Avenues D and E. The property in question falls outside of this zone.

**Colbert opened the public hearing at 6:36 P.M.**

Sharman and Ken Steeples announced that they are in favor of this project and that it is good for the community.

**Colbert closed the public hearing at 6:37 P.M.**

Amandus questioned why the lot in question is in a R6 zone. Krogmeier explained that from about 12<sup>th</sup> Street and east is in this zone. Colbert questioned the concern of the neighbor who took issue with the historical aspect. Brown explained that the Historic Residential zone ends at the alley between Avenues D & E; therefore the property in question falls outside of this zone. The commission reviewed the standards for SUP's and found none to be in conflict with the proposed residence. Commission decided to make a motion on all three variances concurrently.

**Wright made a motion, seconded by Parker to approve Variances to reduce minimum buildable lot requirement, to reduce the required front yard setback, and to reduce the required rear yard setback for Habitat for Humanity at 407 7<sup>th</sup> Street.**

Motion passed 6-yes, 0-no.

---

OLD BUSINESS

None

OTHER/NEW BUSINESS

Brief discussion was held on the Planning and Zoning workshop the commission is attending on April 2, 2013 in Fairfield, IA. The commission requested another email to be sent out regarding details of departure. Parker will be driving to Fairfield in her own vehicle. Ed Delaney wants to join the group. Huebner will take care of his arrangements. Wright noted that the link Staff sent out regarding Planning and Zoning Court Cases was a great tool. Commission requested that the link be resent to them. Colbert mentioned the possible auto shop at 1236 Avenue C and asked Staff to keep an eye on it. Colbert also mentioned that the Daily Democrat tends to publish the Planning and Zoning “Committee” rather than “Commission.”

With no further business was brought before the Commission.

**Motion was made by Amandus to adjourn and was seconded by Brown.**

Motion was passed unanimous. The meeting was adjourned at 6:46 P.M.

---

Nick Colbert, Chairman of Planning and Zoning Commission