

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

4/22/14 6:30 P.M.

Present: Ron Welder, Lyle Brown, Larry Wright, Ed Delaney, Neal Boeding, Council Liaison Kevin Rink
Absent: Joel Amandus, Brenda Parker
Staff: Doug Krogmeier, Emily Britton
Visitors: Soheil Daneshvar, Lori Illner, Ramon Romero

Chairman Ron Welder called the meeting to order at 6:30 P.M. with five members present.

ACTION ON MINUTES

The minutes from March 25, 2014 were approved on a motion by Brown, seconded by Wright.

NON AGENDA ITEMS

Krogmeier suggested changing the meeting time from 6:30 to 6 pm for future meetings. He would like the commission to consider this to be discussed at the next meeting. Krogmeier then explained that Soheil Daneshvar (owner of the Ivy Bake Shoppe) has requested permission to place some tables and chairs outside on the existing city sidewalk/right of way. Daneshvar mentioned that The Wild Whisk has been doing so already and would like to do the same thing. Krogmeier explained the code currently does not address anything but sandwich signs being allowed in the right of way in that business district and it is quite specific. He suggested the commission consider any changes that could or should be made to accommodate this. He went on to point out that particular sidewalk is wide making it a unique situation, however they should also consider the possibility of businesses selling alcohol requesting the same thing and how alcohol sales or consumption could be handled in regard to the city right of way. Welder asked if the code specifies how much of the sidewalk can be blocked, for example when there are sidewalk sales downtown. Krogmeier reiterated that the code is specific only to the allowance of sandwich signs, so recommended reviewing the code and possibly adding to it or changing it as the commission feels necessary. Welder also asked if they should only consider café's, and Krogmeier requested they consider any scenarios they can think of to discuss before making a decision. He also pointed out that a sandwich board is easy to walk around while tables and chairs may be more difficult

14-06: Special Use Permit to allow on premise consumption of alcohol including room service for Lori Illner/ Jeff MacKensey (owner) operated by Romero's (Ramon Romero) at 707/709 Ave H (formerly Kingsley/Alphas).

Staff reviewed report.

Welder opened the public hearing at 6:38.

Welder asked for any comments or concerns in opposition to speak, but there were none. Illner then spoke in favor, explaining they would like to provide room service and be able to provide a glass of wine or drink with it. She went on to explain that they also plan to allow the alcohol in their common room for their guests so they would not have to enter the bar if they would like to order a drink and appetizer without leaving the comfort of the hotel. She also said they would like the option to serve to parties and things when renting out the clubroom.

Welder closed the public hearing at 6:40.

Finding of Fact was completed with no concerns.

Wright motioned, seconded by Boeding, to approve the Special Use Permit to allow on premise consumption of alcohol including room service for Lori Illner/Jeff MacKensey(owner) operated by Romero's (Ramon Romero) at 707/709 Ave H (formerly Kingsley/Alphas).

Vote: Yes-5, No-0; Motion Passed

OLD BUSINESS

None

OTHER/NEW BUSINESS

Welder welcomed Neal Boeding as the new member of the Planning and Zoning Commission. Krogmeier mentioned that the final plat for the Innsbrook Subdivision is ready to be submitted to City Counsel. He went on to explain that after reviewing the code it is not necessary for Planning and Zoning Commission to approve a final plat if it has not changed significantly from the preliminary plat they previously approved, but he wanted to give the Commission a chance to review it. Welder asked about the corner designated as green space and who is responsible for upkeep on it. Krogmeier said Mike Mohrfeld is currently responsible and it has been discussed, however nothing is in writing yet. He went on to say it will be addressed in the final plat for that section. Welder then pointed out the trees on that corner that could potentially affect visibility, and Wright asked who takes on the responsibility after Mohrfeld and if it is a committee of some kind. Krogmeier answered stating once the houses are sold there will be an association in charge of that. Wright then requested clarification on some lots, pointing out that the map made it somewhat hard to see the 50' minimums on some lots, and suggested adding something to the legend to address that. Krogmeier said it is already being worked on after a meeting with Mohrfeld, Alliant Energy, MidAmerican Energy and Fort Madison Public Works director Larry Driscoll where they discussed where lines will lay and Mohrfeld informed them that some lots may change per request of potential buyers. Therefore, the plat (a previous one that Wright was looking at and questioning) may not be accurate if the lots are changed. However, if or when changes are made it will require review from this commission again since it will not match the previously approved preliminary plat. Wright pointed out that the dimensions are missing on the plat and there should not be an assumption that they are all the same. Krogmeier stated that since Mohrfeld is already aware and is considering changing or shifting them, both issues should likely work themselves out before final approval. Rink questioned how the changes will be decided if some lots already have potential buyers as they are. Krogmeier explained that lots cannot be sold until everything is finalized, so Mohrfeld is able to get their input, however it will all be in place prior to approval so should not be an issue. Wright mentioned his concern was simply to avoid future issues that would require variances on something so new. Krogmeier assured that all potential zoning issues will be addressed before anything is finalized and it will be reviewed again by this commission first.

Delaney motioned, seconded by Brown to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:50.

Ron Welder, Chairman of Planning and Zoning Commission