

MINUTES
CITY OF WATERLOO, IOWA
PLANNING, PROGRAMMING AND ZONING COMMISSION
REGULAR MEETING - 4:00 P.M. AUGUST 5, 2014

The regular meeting of the Waterloo City Planning, Programming, and Zoning Commission was called to order at 4:00 p.m. by Chairperson Whitehead on August 5, 2014 in the Harold E. Getty Council Chambers at Waterloo City Hall.

Members present were: Tackett, Thornsberry, Miehe, Young, Gustafson and Whitehead.

Member absent was: Hall, Buckles and Morrison.

Others present: Aric Schroeder, Chris Western, Shane Graham, Tim Andera and Adrienne Miller - Planning Department; Eric Thorson, Engineering Department; Councilperson Tom Lind and 17 citizens.

I. Approval of the Agenda

It was moved by Gustafson, seconded by Miehe to approve the agenda. Motion carried unanimously.

II. Approval of the Minutes from the Regular Meeting on July 1, 2014.

It was moved by Tackett, seconded by Miehe to approve the minutes as submitted. Motion carried unanimously.

III. Financial Report: June 2014

Schroeder indicated that we are on schedule with both revenue and expenses.

It was moved by Young, seconded by Miehe to approve the financial report. Motion carried unanimously.

IV. Oral Presentations

No oral presentations were given.

V. Agenda Items

A. Hearings – Site Plan Amendments

1. Request by Brent Dahlstrom for a site plan amendment in the “R-3,R-P” Planned Multiple Family Residence District, to allow for the construction of 11 new twin homes, located north of 5743 Summerland Drive.

It was moved by Gustafson and seconded by Miehe to receive and place on file the statement of verification at 4:02 p.m. Motion carried unanimously and Whitehead declared the hearing open.

Andera gave the staff report explaining the request, noting that staff is recommending approval of the site plan amendment request, subject to the condition that the final site plan meets all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc., and that a second access point is constructed into the subdivision as required by the Fire Code.

Tackett questioned if an updated site plan has been submitted, and Andera indicated that an updated plan was submitted earlier in the day.

It was moved by Gustafson, seconded by Tackett to close the Public Hearing. Motion carried unanimously. Public Hearing was closed at 4:09 p.m.

Whitehead indicated that he would be abstaining from this request, as well as items C-1 and C-2.

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It was moved by Miehe, seconded by Young, to approve the site plan amendment request, subject to the condition that the final site plan meets all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc., and that a second access point is constructed into the subdivision as required by the Fire Code. Motion carried 5-0, with Whitehead abstaining.

2. Request by High Development for a site plan amendment in the “S-1” Shopping Center District, to allow for the construction of five 12-unit multi-family dwellings, generally located south of 200 East Ridgeway Avenue.

It was moved by Tackett and seconded by Gustafson to receive and place on file the statement of verification at 4:11 p.m. Motion carried unanimously and Whitehead declared the hearing open.

Miller gave the staff report explaining the request, noting that staff is recommending approval of the site plan amendment, subject to the condition that the final site plan meets all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc.

Carolyn Pffiffer, 2560 Edgemont Avenue, expressed concerns about declining property values if this project is approved, and commented that there are a number of apartment complexes already located within this area. She indicated that people tend to not keep up apartment complexes, and for those reasons, she is opposed to the request.

Dr. Chris Angus, who is an employee at the Covenant Cancer Treatment Center at 200 E Ridgeway Avenue, expressed concerns about the already significant amount of traffic in this area, including West High School, Kimball Ridge Shopping Center, and the Covenant Medical Center, and that this will significantly add to the traffic congestion in the area. He also commented that this is the only green space within the area, and it will be lost if the request is approved.

Travis Armstrong, representing High Development, indicated that they have been in business for over 25 years and own over 750 units, as they do not sell them to a third party. He commented that they kept the buildings as far away from the single family homes to the south as possible, and that they will construct a fence along the south property line and maintain a green space buffer as well to buffer the residential uses to the south. Armstrong commented that the project would add some traffic, but that all 60 units would not come and go at the same time.

Fred Miehe with Sulentic-Fischels Commercial Group commented that there is quite a bit a green space between the homes to the south and the proposed dwelling units. He commented that there would be no egress from this property to the south, only the north. He indicated that the site is zoned “S-1” Shopping Center District, and believes that this would be a friendly use of the land.

Thornsberry questioned if more consideration was given to include more conservation practices, such as rain gardens, etc.? Schroeder commented that the City has a storm water management ordinance already which is regulated by the Engineering Department, and that there are no requirements for rain gardens as long as the requirements are met for water detention. City Engineer Eric Thorson commented that a detention pond seems to make sense on this property since it will also serve the cancer treatment center to the north.

Tackett questioned if there were plans to relieve the traffic congestion in the area, and Thorson commented that the Kimball Avenue reconstruction project, which is currently underway, is intended to do just that.

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Armstrong commented that this project is contingent on receiving round 6 tax credits from the Multi-Family New Construction Program with the state, and that they have certain criteria for storm water management, so they may end up doing more than what the City will actually require.

Tom Pffiffner, 2560 Edgemont Avenue, expressed concerns about loss of property values in the area, and questioned if this would be Section 8 housing. He also indicated concerns about property maintenance and fire access. He commented that he would like to see the fence moved further to the north away from the property line so that he can access the rear of his property. Whitehead commented that it would be a private matter between the applicant and himself about possibly getting an easement. Dr. Angus commented that there is a sign on Edgemont Avenue near Jim Lind that says “slow, congested area”.

It was moved by Gustafson, seconded by Tackett to close the Public Hearing. Motion carried unanimously. Public Hearing was closed at 4:42 p.m.

Gustafson commented that traffic is an issue out there, but it is an issue that the City needs to address. Tackett commented that competition could be a good thing for this area, and that as a renter herself, she understands that you get what you pay for.

It was moved by Gustafson, seconded by Tackett, to approve the site plan amendment request, subject to the condition that the final site plan meets all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc. Motion unanimously, with Young and Miehe abstaining.

3. Request by Goodwill Industries for a site plan amendment in the “S-1” Shopping Center District, to allow for the construction of a new commercial building, located east of 2535 Crossroads Boulevard.

It was moved by Young and seconded by Gustafson to receive and place on file the statement of verification at 4:47 p.m. Motion carried unanimously and Whitehead declared the hearing open.

Miller gave the staff report explaining the request, noting that staff is recommending approval of the site plan amendment, subject to the condition that the final site plan meets all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc., and that the setback of the building is adjusted approximately 25 feet to match the existing buildings to the west.

Thornsberry questioned the setback condition, and Miller commented that staff would like to see the building have a setback that is similar to the BioLife Plasma Center to the west. Miehe questioned if they would have their own access to Crossroads Boulevard or just utilize cross-easements, and Schroeder commented that they will have a cross-easement over the BioLife property to the west, and also a cross-easement over the lot to the east once it is developed.

It was moved by Gustafson, seconded by Miehe to close the Public Hearing. Motion carried unanimously. Public Hearing was closed at 4:53 p.m.

It was moved by Young, seconded by Gustafson, to approve the site plan amendment request, subject to the condition that the final site plan meets all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc., and that the setback of the building is adjusted approximately 25 feet to match the existing buildings to the west. Motion carried unanimously.

B. Special Permits

1. Request by Greg Cooper for a special permit to allow for the development of a storage facility (warehouse storage) in a “C-2” Commercial District, located east of 3633 University Avenue.

Western gave the staff report explaining the request, and indicated that staff is recommending approval of the special permit request, subject to the condition that there not be any outside storage allow at the site in question, that a full site plan be submitted prior to construction, and that the final site plan meet all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc.

Tackett questioned how outside storage was defined, and Western indicated that no pods or other items related to the storage business could be stored outside, and that they all had to be located within the building. Schroeder commented that Councilman David Jones called and expressed concerns with the steel siding design of the building. Schroeder commented that there are no design guidelines in this area, and that they are attempting to make the building look compatible. Mieke commented that he agrees with Councilman Jones' comment about the design, and questioned if blocks could be placed along the front of the building facing University Avenue to improve the look of the building. Tackett questioned if there was some other type of cost comparable siding that could be used. Greg Cooper with Metal Building Solutions commented that they could use other metal panels instead of vertical metal siding if the city wishes. Young commented that metal isn't the objection, but rather the aesthetics and compatibility.

Gustafson left the meeting at 5:12 p.m.

There was a discussion about the metal design of the building. Cooper commented that the building will be painted with the U-Haul design that is on the existing building, and noted that this has not been done before on any of their buildings. Thornsberry commented that this would be an asset for this area and that the building would look very similar to the existing building that is there. Randy Dixon, president of U-Haul in Iowa, commented that the image on the building would take away from the fact that it is a metal building.

It was moved by Young, seconded by Tackett, to approve the special permit request, subject to the condition that there not be any outside storage allow at the site in question, that a full site plan be submitted prior to construction, and that the final site plan meet all applicable city codes, regulations, etc. including but not limited to parking, landscaping, drainage, etc. Motion carried unanimously.

C. Plats

1. Request by Brent Dahlstrom for the preliminary plat of Summerland Condos North First Addition, a replat of Lot 76 of Summerland Park First Addition.

Andera gave the staff report explaining the request, and indicated that staff is recommending approval of the preliminary and final plat request, subject to the condition that a revised preliminary plat document is submitted showing proposed contours and storm water detention, and that a revised plat and deed of dedication is submitted that does not use Summerland Circle as the proposed street name.

Thornsberry questioned the wording of the deed of dedication, and Schroeder commented that he thinks there are minor differences between the existing deed of dedication for the subdivision and the proposed one. Kyle Helland with Helland Engineering commented that they could change the deed of dedication if the City would like to resolve any conflicts. Thornsberry questioned who is responsible for the maintenance of the private road, and Schroeder indicated that the developer would be responsible and not the city. Brad Wells, 5553 Summerland Drive, commented that the only conflict with the deed of dedication is that it restricts on street parking, and with only one stall garages it could lead to cars parking on the street.

It was moved by Young, seconded by Mieke, to approve the preliminary and final plat request, subject to the condition that a revised preliminary plat document is submitted showing proposed contours and

storm water detention, and that a revised deed of dedication be submitted that resolves any conflicts. Motion carried unanimously, with Whitehead abstaining.

2. Request by Brent Dahlstrom for the final plat of Summerland Condos North First Addition, a replat of Lot 76 of Summerland Park First Addition.

This item acted on with Item #1 above.

3. Request by Roof Development for the 8-lot preliminary plat of St. Joseph's Square, located at the northwest corner of E 3rd Street and Lafayette Street.

Andera gave the staff report explaining the request, and indicated that staff is recommending approval of the preliminary and final plat request, subject to the condition that a deed of dedication is submitted.

It was moved by Tackett, seconded by Young, to approve the preliminary and final plat request, subject to the condition that a deed of dedication be submitted. Motion carried unanimously.

4. Request by Roof Development for the 8-lot final plat of St. Joseph's Square, located at the northwest corner of E 3rd Street and Lafayette Street.

This item acted on with Item #3 above.

5. Request by Goodwill Industries for the 1-lot preliminary plat of Crossroads Plat No. 11, generally located east of 2535 Crossroads Boulevard.

Miller gave the staff report explaining the request, and indicated that staff is recommending approval of the preliminary and final plat requests.

It was moved by Young, seconded by Thornsberry, to approve the preliminary and final plat requests. Motion carried unanimously.

6. Request by Goodwill Industries for the 1-lot final plat of Crossroads Plat No. 11, generally located east of 2535 Crossroads Boulevard.

This item acted on with Item #5 above.

D. Vacates/Encroachment Agreements

1. Request by City Builders to vacate the 20' platted building line located along the east property line of 419 Holm Street.

Western gave the staff report explaining the request, and indicated that staff is recommending denial of the request, as the request to vacate would appear to have a negative impact on the orderly appearance in the surrounding area, and the request would not appear to meet the requirements of the Zoning Ordinance.

Tackett questioned why the deck was built on the east end of the home when they originally showed it being constructed on the west side, and Western indicated that staff is unsure why the homeowner did that.

It was moved by Miehe, seconded by Young, to deny the vacate request. Motion carried unanimously.

2. Request by Martin Nance for an encroachment agreement to allow for an existing 12'x10' (120 SF) floating deck and fence to remain within the City-owned right-of-way, located at 1319 Colorado

Western gave the staff report explaining the request, and indicated that staff is recommending denial of the request, as the request would appear to have a negative impact on pedestrian and vehicular traffic in the area, and City Code does not allow for items to be placed within the right-of-way, as right-of-ways should be maintained for roads, utilities, and other public uses.

Tackett questioned when the deck was built, and Western indicated that staff is not sure.

It was moved by Thornsberry, seconded by Young, to deny the encroachment agreement request. Motion carried unanimously.

3. Request by 500 Sycamore Street Housing Coop for an encroachment agreement to allow for portions of the existing building and appurtenances to encroach into the public right-of-way of Sycamore Street and East Park Avenue.

Schroeder gave the staff report explaining the request, and indicated that staff is recommending approval of the request, subject to a signed and executed encroachment agreement.

It was moved by Tackett, seconded by Young, to approve the request, subject to a signed and executed encroachment agreement. Motion carried unanimously.

E. Plans and Studies

1. Request by the City of Waterloo to expand the Martin Road Development Plan (Tax Increment Finance District).

Schroeder explained the amendment, noting that the boundary was being changed slightly.

Young questioned if the area would have a 20 year time limit, and Schroeder answered yes. Whitehead questioned why an area was not included, and Schroeder commented that the land was owned by the cemetery for their expansion area.

It was moved by Thornsberry, seconded by Miehe, to approve the expansion of the Martin Road Development Plan. Motion carried unanimously.

V. Discussion Items

There were no discussion items.

VI. Adjournment

With no further business to discuss, it was moved by Miehe and seconded by Young to adjourn the meeting. Motion carried unanimously and the meeting adjourned at 5:55 p.m.

Respectfully submitted,



Shane M. Graham,
Planner II