

MINUTES
CITY OF WATERLOO, IOWA
PLANNING, PROGRAMMING AND ZONING COMMISSION
REGULAR MEETING - 4:00 P.M. August 4, 2020

The regular meeting of the Waterloo Planning, Programming, and Zoning Commission was called to order by Chairperson Wilber at 4:03 p.m. in the Harold E. Getty Council Chambers at Waterloo City Hall.

Members present were: None.

Members present electronically were: Virginia Wilber, Sylvia Jackson, Cody Leistikow, Craig Holdiman, Eric Donat, and Brandon Schoborg.

Members absent were: Steve Trost, Patrisha Serfling, and Sue Flynn.

Others present: Aric Schroeder, Seth Hyberger, Chris Western and John Dornoff – Planning Department, and 4 citizens.

Others present electronically: Jonathan Grieder – City Council Liaison.

I. Approval of the Agenda

It was moved by Schoborg, seconded by Donat to approve the agenda. Motion carried unanimously.

II. Approval of the Minutes from the Regular Meeting on July 7, 2020.

It was moved by Schoborg, seconded by Holdiman to approve the minutes amending minutes to say Wilber was absent and correcting a spelling error. Motion carried unanimously.

III. Financial Report June 2020

Schroeder read the financial report.

It was moved by Donat, seconded by Leistikow to receive and place the financial report on file. Motion carried unanimously.

IV. Oral Presentations

There was no oral presentations.

V. New Business

A. Special Permits

1. Request by Franklin Clapper for a Special Permit to allow for a Hobby Farm located at 3919 Texas Street in a “M-1” Light Industrial District.

Dornoff read the staff report recommending denial of the special permit to allow for 13 chickens and one goat and recommend approval of a special permit to allow for 9 chickens with the condition that the property be properly fenced in accordance with the Urban Animal Hobby Farm section of the Zoning Ordinance.

Franklin Clapper, 3919 Texas Street, stated that he has had no problems and did not know he needed a permit but came to city hall when he found out. Stated that the dog catcher has told him his goat was the healthiest the dog catcher has seen.

Schoborg asked how long the goat has been on the property to which Clapper responded one year.

It was moved by Donat, seconded by Schoborg to recommend denial of the special permit for an Urban Animal Hobby Farm with one goat and 13 chickens but recommending approval of the special permit for a Urban Animal Hobby Farm to allow for 9 chickens with the condition that the property be properly fenced in accordance with the Urban Animal Hobby Farm section of the Zoning Ordinance. Motion carried unanimously.

2. Request by Nathan Kalala for a Special Permit to allow for a religious facility to be located at 1712 West 4th Street in a “R-4” Multiple Residence District.

Western read the staff report recommending approval of the special permit application.

It was moved by Schoborg, seconded by Donat to recommend approval of the special permit as recommended by staff. Motion carried unanimously.

B. Plats

1. Request by the City of Waterloo for the Preliminary Plat of Waterloo Air and Rail Park a 12-lot commercial subdivision located north of 3040 Leverage Road in a “M-2,P” Planned Industrial District.

Dornoff read the staff report recommending approval of the preliminary plat.

It was moved by Leistikow, seconded by Donat to recommend approval of the preliminary plat of Waterloo Air & Rail Park a 12-lot commercial subdivision. Motion carried unanimously.

2. Request by the City of Waterloo for the final plat of Waterloo Air and Rail Park 1st Addition a 3-lot commercial subdivision located east of 2510 Leverage Road in a “M-2,P” Planned Industrial District.

Dornoff read the staff report recommending approval of the final plat.

It was moved by Leistikow, seconded by Donat to recommend approval of final plat of Waterloo Air and Rail Park 1st Addition a 3-lot commercial subdivision. Motion carried unanimously.

C. Appeals

3. Request by Ken Doland II for an appeal of the Driveway Policy prohibiting more than one curb-cut on a lot less than 100’ in width to allow for a second curb-cut at 914 Reber Street.

Hyberger read the staff report recommending approval of the appeal.

Leistikow asked if there was intent to build a new garage to which Schroeder responded that it would be difficult to build a garage without variances due to the odd shape of lot and how small it is.

Wilber asked if the applicant is going to pave the area to which Schroeder responded that if approved by city council that Engineering will require the approach to be paved and that the Zoning Ordinance will require the portion in the front yard to be paved. The applicant indicated he understood he would have to pave it.

Ken Doland II, 914 Reber Street, stated that he needs the additional space especially when the snowplow comes through the area and that there is several homes in the area with approaches that are gravel.

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It was moved by Schoborg, seconded by Serfling to recommend approval of the appeal request. Motion carried 5 – 1 (Donat voted nay).

VI. Discussion

The next meeting of the Planning, Programming and Zoning Commission will be on September 1st, 2020.

VII. Adjournment

It was moved by Donat, seconded by Leistikow, to adjourn the meeting at 4:39 p.m. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Dornoff", written in a cursive style.

John Dornoff,
Planner I