

## Minutes of Joint Planning and Ordinance Meeting

Feb 5, 2018, 6:00 pm

Waterloo City Council Chambers

Meeting called to order by Planning Committee Chairman Russ Row with following in attendance, Committee members Clyde Heller, Stan Darter, James Hopkins, Steve Notheisen, Russ Thomas and Kyle Buettner. Mayor Tom Smith, Tim Birk, Shawn Kennedy and Jim Nagel also attended. Eric Phillips and Lindsey Wurm were in attendance for agenda item 6.

Agenda Item 1. Petitions by citizens on Non-Agenda Items. None

Agenda Item 2. Review and Approval of Previous Ordinance Committee Meeting Minutes from 01-15-18. Meeting minutes were reviewed, motion to approve as submitted made by Steve Notheisen, second by Clyde Heller, vote 5-0 to approve.

Agenda Item 3. Remlok, Phase III, Final Plat. Jim Nagel provided update on Final Plat from previous Utility Meeting concerning completion of "punch list" items. Street and Storm Sewer items have been completed, water samples meeting with good results. Erosion Control items are on delay due to frozen soil. Soil compaction would not be good at this time, but will meet the agreed to deadline.

Agenda Item 4. Dannehold Farm Estates, Lot 4, Survey Plat. Jim Nagel provided map of requested action. Lot 1301 is being divided to permit building lot(s) 1315, 1319, 1321 (parcels) to be sold independently. Stan Darter asked if the six parking spaces (north-south) would stay with parcel 1315? Jim said that all parking spaces have cross easement and are not designated to each parcel.

Agenda Item 5. Modular Homes. Jim Nagel provided an extensive history of modular homes and the changes that occurred in name of modular homes since concept introduced in 1920-1950. In 1976, HUD created a building standard for "manufactured home", frequently referred to as a double wide. The modular home definition was built to International Code, it delivered to site, placed on a foundation and qualifies for various financing. Current zoning code permits modular home in R-3 zone. After discussion, Jim Nagel will research further the definition of modular home needed for inclusion in text.

Agenda Item 6. Food Trucks. Jim Nagel and Kyle Buettner provided a scenario that was not addressed in the Food Truck-special event ordinance. Eric Phillips and Lindsey Wurm spoke about their plans to contract with a Food Truck as a caterer for a wedding reception held at Stubborn German Brewery. The Food Truck would operate without a cash drawer and only provide food to persons with wedding reception wrist bands as this would also apply to beverage service from Stubborn German. Food Truck would be located on back lot of Stubborn German. After much discussion, committee agreed this option needs further study as applies to private contracting of this type vendor without creating an open food truck operation. This item will be addressed during February ordinance meeting so a decision can be provided to Mr. Phillips and Ms. Wurm.

Agenda Item 7, comments. None

Motion to adjourn made by Steve Notheisen, second by Russ Thomas, meeting adjourned at 6:45.

Minutes submitted by Clyde Heller.