

Minutes of Joint Planning and Ordinance Committee Meeting

May 1, 2018, 3:30 PM

Front Conference Room, Waterloo City Hall

Meeting called to order by Planning Committee Chairman Russ Row at 3:30PM with the following in attendance; Clyde Heller, Steve Notheisen, Stan Darter, James Hopkins, Russ Thomas, Mayor Tom Smith, City Attorney Dan Hayes, Jim Nagel, Nathan Krebel. Committee member Kyle Buettner was unable to attend.

Agenda Item 1, Petitions by Citizens on Non-Agenda Items. None.

Agenda Item 2. Review and Approval of Previous Ordinance Committee Meeting Minutes from 04-12-18. After review, a motion to approve as submitted was made by Steve Notheisen, second by Stan Darter, unanimous vote to approve.

Agenda Item 3. Building Code Updates. Nathan Krebel provided the committee with a number of photos and illustrations of properties left vacant or in uninhabitable conditions located at 506 W. Mill St, Unit # 6. Background information about this unit, complaint of numerous dogs and cats and deteriorated condition inside the trailer. This trailer was never inspected as occupant(s) never changed and no one logged a complaint. This is located in a B-3 zoned area and operates as a nonconforming structure to zoned area. After discussion, committee recommended Building Inspector send a letter to owner identifying that trailer repair would exceed 50% and that to comply with Ordinance 40-10-5, Restoration of Nonconforming Use, and action to salvage or remove the trailer.

A second item brought under this topic is vacant rental property located at 308 E. 4th Street, units 4, 5, and 6. Information provided sites that the identified units have been vacant for over 12 months, therefore not complying with Ordinance 40-10-3, Abandonment or Discontinuance. This units are part of nonconforming use located in a single family residential zoned area. Building Inspector and City Attorney are to send a letter to owner identifying noncompliance.

Agenda Item 4. Annexation. Monica Wetzler and Josh Schmidt approached city concerning annexation of property located on South Market Street at the Illinois Route 3 intersection. Approximate size is less than 2 acres. They are seeking annexation to have water connection. At present, no water line passes the property to provide a connection. Per Mayor Smith, they have also discussed several uses of the property, all of which have ordinance compliance challenges. No action taken.

Mr. Bill Hahn has also contacted the City about a possible annexation of property along GG Road. His proposed use involves subdivision of land to 2.5 acre building sites. He has been made aware of zoning compliance requirements involving his proposals. No Action at this time.

Waterloo Winery, located adjacent to Library Street has inquired about annexation, however a building on the property that Waterloo Winery desires to use as an event center fails many building code compliances to use as an event center. Attorney Hayes has been in discussion with Waterloo Winery attorney. Jim Nagel and Dan Hayes are to compile all known shortfalls of building for intended use and discuss with owner.

Mayor Smith, Shawn Kennedy and Jim Nagel met with David Wittenauer concerning industrial development requirements and examined requirements that Red Bud has on this topic. Mayor will provide more information at upcoming Utility Meeting.

Potential revised Huchs' Sign adding "Slots" to the sign was provided for review/comment. Jim Nagel to screen signage requirements for compliance.

Discussion of building structure changes being made by Gallagher on former bank building to convert to a food venue. Focus of conversation was the requirement to provide signed and sealed Engineered Drawings for the ADA Compliant restrooms being added to the main structure. Discussion concerning potential Façade Grant for extensive modifications to exterior of building.

Motion made by Russ Thomas to adjourn at 4:25, second by Clyde Heller, meeting adjourned.

Minutes submitted by Clyde Heller.