

Minutes of Joint Planning and Ordinance Committee Meeting

May 23, 2018, 6:00 PM

Front Conference Room, Waterloo City Hall

Meeting called to order by Planning Committee Chairman Russ Row at 6:00PM with the following in attendance; Clyde Heller, Kyle Buettner, Stan Darter, James Hopkins, Russ Thomas, City Attorney Dan Hayes, Jim Nagel, Nathan Krebel. Committee member Steve Notheisen was unable to attend. Citizens on Agenda Item 5 were Matt Lanter and William Wilson, Laurie Homes.

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

Agenda Item 2, Review and Approval of Previous Planning Committee Meeting Minutes of 05-03-18. Copies not available, will approve at next meeting.

Agenda Item 3. Duplexes and Apartments in Residential Districts. Jim Nagel presented a listing of R-2 and R-3 zoned lot addresses that are currently vacant or may become available for multi-family apartments and contain square footage to support apartment structures. Current language permits apartments in R-2 and R-3 zones while listed as single family residential zones. Discussion focused on Kyle Buettner's call about building a duplex in an R-3 zoned lot. This request would need a special use permit approval from Zoning Board of Appeals to allow for this. Consensus was split on agreeing to this request. Kyle will notify individual that it did not meet with overwhelming approval. Motion made by Clyde Heller to remove reference to apartments from R-2 and R-3 zoning text, second by Russ Thomas, vote 5-0. Jim Nagel shall prepare Zoning Text Amendment for removal and process through Planning Commission and Zoning Board of Appeals for action.

Agenda Item 4, Food Trucks. Discussion concerning the use of a trailer mounted food vendor at Rural King. Since this was a one-time incident, no action is taken.

Agenda Item 5. Northwinds Development. Matt Lanter and William Wilson representing Laurie Homes discussed ideas for use of current zoned B-2 properties adjoining Illinois Route 3. The property is approximately 22 acres, has had no commercial interest, owned by bank who would like to see some form of development. Committee members reviewed pre-preliminary plat, discussed adjoining R-2 and R-6 zoning, drainage issues, privacy break from Illinois 3, berm currently separating R-6 from this property and elevations on northern most part of land. Consensus of committee is that we have no serious objection to re-zoning to R-2. Jim Nagel outlined the process that Laurie Homes will need to develop this into possible 47 lots for homes beginning at 1700 square feet. Matt Lanter serves as an alderman and mentioned Special Service Area ordinance in Swansea and O'Fallon addressing common grounds.

Agenda item 6, Erosion control. Nathan Krebel presented photos from five different lot developments that did poor or no silt fence installation, resulting in complaints to aldermen and city over soils flowing onto streets or adjoining lots. Aldermen assured Nathan that we will support him on enforcement.

Agenda Item 7. Fences. Jim Nagel presented ordinance addressing fences and identified that we have no language concerning fencing of front yards. After much discussion, committee requested Jim Nagel and Dan Hayes provide enforceable language to allow a chain link fence only in the back yard and not to come forward further than the rearmost part of the house structure. We did not want to have fences

become a “permitted” item as this could potentially make city employee responsible for placement along property lines/easements.

Agenda Item 8. Comments. Nathan Krebel submitted an application form for Temporary Dumpster Permits. Comments provided would be the addition of “14 day maximum limit” to on Street/Alley. This is to ensure timely placement and work be done. If additional time is needed, dumpster must be removed and new application submitted.

Meeting adjourned at 7:30 pm.

Submitted by Clyde Heller