

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 12, 2018

The meeting was called to order by Chairman Nathan Rau at 7:30 PM.

Roll call was taken: **Present: Gardner, Vogt, Hicks, Fredrick, Lutz, Childers and Rau.**

Chairman Rau asked if there were any additions or corrections to the minutes of the January 08, 2018 meeting. A motion was made by Lutz and seconded by Gardner to approve the minutes of the January 08, 2018 meeting as presented. Motion carried.

The Chairman asked if there were any citizens to address the Planning Commission on non-agenda items. There were none.

The Chairman also asked if there were any corrections or deletions to the agenda. There were none.

NEW BUSINESS:

The Chairman asked if there was any new business. There was none.

PETITIONS:

Z-18-03-01 Review and Comment on a Proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the addition of Governmental Uses to the Permitted Uses in a B-3 Central Business District.

The Zoning Administrator spoke on behalf of this petition. The City of Waterloo is reviewing uses for the old firehouse property. The property however is inconsistent in zoning. The parking lot is in a B-3 (Central Business District) zoned district, and the building portion of the lot is in a zoned R-3 (Residential) zoned district. There is an alley between the two parcels which the City is currently not considering in vacating. Three of the four houses to the north of the property all access their properties off the rear parking lot of the firehouse (Lot 31). Currently, there is a grandfather easement to these properties. The City is considering opening up a community center in the old firehouse with meeting rooms. However, the building is approximately 75 years old, is not ADA compliant and needs a new roof. If the City rezones the parcel to B-3 to coincide with the adjoining property a "government use" will no longer be allowed. The above is a background reason for this zoning text amendment. The Zoning Administrator clarified that "governmental uses" is already defined as a permitted use in a R-3, the petition is only requesting that "governmental uses" be added as a permitted use in a B-3 zoned district. Discussions were held in depth regarding the definition of "government", "governmental uses", "governmental buildings" and "governmental offices". The discussion included where these various entities may or may not be appropriate. The commission questioned why a governmental use was permitted in an R-3 residential zoned district and not in a B-3 zoned business district. This in turn led to a lengthy discussion in changing the permitted use of "governmental uses" to a "special use" in a B-3 Central Business District.

Motion was made by Lutz and seconded by Hicks to recommend against the proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the addition of Governmental Uses to the Permitted Uses in a B-3 Central Business District, but did recommend a Zoning Text Amendment to allow for the addition of “Governmental Uses” as a “Special Use” to the in a B-3 Central Business District.

The Planning Commission expressed the following reasons for their recommendation:

- 1. Concerns about the lack of definitions.**
- 2. The Commission though a special use permit would allow some oversight given the lack of definition.**
- 3. General concerns about “government uses” in a residential district.**
- 4. General concerns about lack of definition of permitted uses overall.**

Members voted as follows: YES – Gardner, Hicks, Vogt, Fredrick, Lutz, Childers and Rau. Motion carried.

Mr. Frederick wanted to point out to the Waterloo City Council and the Board of Appeals that the Planning Commission voted against the petition as a means to protect the city from other governmental agencies that could impose upon the city without the City’s input.

Z-18-03-02 Review and Comment on a Proposed Zoning Map Amendment to rezone a portion of Parcel #07-25-204-011-000, known as Lot #31 of Ditch’s Addition of Waterloo, located at 223 North Main Street, from R-3 Single Family to B-3, Central Business District. The Zoning Administrator spoke on behalf of this petition. The City of Waterloo would like to rezone Lot 31 of Ditches Addition from R-3 Single Family to B-3 Central Business District. This zoning is similar to adjacent lots 20 and 21 which the city also owns. Three of the four houses to the north of the property all access their properties off the rear of Lot 31. Currently there is a grandfather easement to these properties. The Planning Commission recommended that an appropriate easement be formally put in place for parcels 7, 8, 9 and lot 32.

Motion was made by Hicks and seconded by Vogt to recommend approval of the Proposed Zoning Map Amendment to rezone a portion of Parcel #07-25-204-011-000, known as Lot #31 of Ditch’s Addition of Waterloo, located at 223 North Main Street, from R-3 Single Family to B-3, Central Business District

Members voted as follows: YES – Gardner, Hicks, Vogt, Fredrick, Lutz, Childers and Rau. Motion carried.

OLD BUSINESS:

Discussion on Comprehensive Plan

The Zoning Administrator stated that he informed the City Council that the Comprehensive Plan appears to be completed.

Motion was made by Lutz and seconded by Hicks that the Comprehensive Plan was complete and ready for the Waterloo City Council to review and approve.

Members voted as follows: YES – Gardner, Hicks, Vogt, Fredrick, Lutz, Childers and Rau. Motion carried.

COMMENTS:

Tonight was Bill Gardner's last meeting as a Planning Commission member. Everyone wished him well and stated they enjoyed working with him.

Motion to adjourn the meeting at 8:45 PM was made by Gardner and seconded by Vogt. Motion carried.

Minutes respectfully submitted by Mechelle Childers.