

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON June 13, 2022

The meeting was called to order by Kevin Hicks at 7:30PM.

Roll call was taken: **Present:** Hicks, Lutz, Voelker, Gaitsch, Pittman
Absent: Rau

Hicks asked if there were any additions or corrections to the minutes from May 9, 2022 Planning Commission meeting. A motion was made by Gaitsch and seconded by Pittman to approve the minutes of the May 9, 2022 meeting minutes. **Motion carried.**

Hicks asked if there were any citizens to address the Planning Commission. There were none.
Hicks asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS: Hicks asked if there was any old business. There was none.

PETITIONS:

P-22-06-01 Review and comment on a sketch plat for Remlok Phase 4 – subdividing Lot 92.

Brands present to represent their petition. Lot 92 is across the creek from the rest of Phase 4. There is an ongoing hydrologic study for the creek crossing. If they can't cross the creek they plan to leave Lot 92 as agriculture, and the final decision will be made on the final plat. The development of Lot 92 would be post Phase 4 development and pending hydrologic study results, would subdivide Lot 92 into 4 lots.

There are currently 3 options for Lot 92: agriculture, 1 lot with private drive, street with 4 lots.

Lutz asks about how difficult it would be to get utilities there. Brand responds that utilities are already there (gas, water, electric, sanitary sewer).

Voelker, Gaitsch, Pitman, and Hicks think it is a good way to subdivide Lot 92 pending the results of the hydrologic study.

The Brands received a favorable recommendation from the Planning Committee.

If Lot 92 were to be subdivided into 4 lots, Brand would build the bridge, and the City of Waterloo would take over maintenance. Here, the creek has a solid rock bottom with hard limestone bedrock. Lutz recommends caution for the city to maintain going forward with bridge,, just in case, because it is the only way in and out of that area for 4lots. It would be a big loss for a city if the bridge were to fail.

Lutz also comments that cast arch bridges can cause scour issues, but not necessarily on bedrock, and Brands must be careful with installation.

Recommendation: A Motion was made by Voelker and seconded by Gaitsch for a favorable recommendation to approve the sketch plat as is.

Members voted as follows:

YES – Hicks, Lutz, Voelker, Gaitsch, Pittman

P-22-06-02 Review and Comment on a sketch plat for Remlok Phase 5.

Brands present to represent their petition.

The hydrologic study is also being conducted on a creek crossing for Phase 5.

Phase 5 of Remlok will not connect to Phase 4. The hope is to connect Legacy and Remlok subdivisions in a future phase.

Hicks likes that it is not random and makes sense for the two subdivisions to connect.

Recommendation: A Motion was made by Lutz and seconded by Pittman for a favorable recommendation to approve the sketch plat as is.

Members voted as follows:

YES – Hicks, Lutz, Voelker, Gaitsch, Pittman

Z-22-06-01 Review and Recommend to the Zoning Board of Appeals to add a text amendment to the Special Use Permit Section 40-9-11 “Permit to Run with Land or Owner”

Krebel explains that the purpose of this is to recommend is a special use permit run with the land or owner. Historically, the special use permit runs with the land. The city’s attorney, Krebel, and Planning Committee are all comfortable with the SU Permit staying with the land.

Gaitsch commented that it is a good idea to put this into writing so that we don’t need to decide every time a special use permit is petitioned.

Lutz said the wording works well and that we’re staying consistent with past practices.

Hicks said it is good as long as we have the option to make an exception.

Recommendation: A Motion was made by Gaitsch and seconded by Lutz to recommend the addition of a text amendment to Special Use Permit Section 40-9-11 as written.

Members voted as follows:

YES – Hicks, Lutz, Voelker, Gaitsch, Pittman

Z-22-06-02 Review and Recommend to the Zoning Board of appeals a Petition for a Special Use Permit for a Home Occupation (Heating & Cooling) to be located at 104 Osterhage Drive – Apt B, Waterloo, IL Parcel No. 08-19-366-003-000 as requested by the tenant, Phillip Wamble.

Petitioner was not present to answer questions. Additionally, the Planning Commission received negative feedback from neighbors.

Recommendation: A motion was made by Lutz and seconded by Gaitsch to recommend against approval of the home occupation special use permit.

Members voted as follows:

YES – Hicks, Lutz, Voelker, Gaitsch, Pittman

NEW BUSINESS: There was none.

COMMENTS: There were none.

Motion to adjourn the meeting at 8:23PM was made by Pittman and seconded by Lutz. Motion carried.
Minutes respectfully submitted by Lauren Voelker.