

PLANNING COMMITTEE MEETING
MONDAY, MARCH 17, 2023
6:30 p.m.
Second Floor Conference Room

Attendance: Chairman Russ Row
Committee Members: Joel Vogt, Matt Buettner, Tina Charron, Gary Most.
Attendees: Mayor Stan Darter, Jim Hopkins, Jim Trantham, Kyle Buettner, J.R. Landeck, Roberta Rohwedder, Sarah Deutch, Nathan Krebel, Mechelle Childers, Ryan Hirsch, Jason Jones, Jordan Riley, Tracy Perotti, and Tom Nobbe.

Meeting called to order at 6:30 PM.

Agenda Item 1: Petitions by Citizens on Non-Agenda Items: None

Agenda Item 2: Annexations:

- A. Deer Ridge – The Planning Commission gave a favorable recommendation for the preliminary plat. The commission had a few suggestions that will be reviewed by the Public Works Department and then the Planning Committee. The annexation paperwork has been reviewed by the city attorney and everything is in order. There are no exemptions in the annexation agreement. The subdivision will be zoned R-3 (Single Family Residential). Mrs. Tracy Perotti a resident of Natalie Estates, expressed concern about the number of egresses into and out of the subdivision and safety issues. She detailed several specific concerns, including lighting, signage, a lack of trees, traffic, and a broken culvert. Nathan Krebel addressed every concern that was mentioned.
- B. S & N Partners – Nate Krebel reported that progress is being made on the gas and water lines. Currently, they are waiting for one individual to sign easement rights so they can proceed with the water line. The Underground Department is ready to start boring within the week for the gas line from Vandebrook. The plan is to place the gas line in right behind the water line. The city attorney has just finished reviewing the pre-annexation agreement, but Mr. Nobbe and S & N Partners have not yet had the opportunity to review any changes in verbiage, so the pre-annexation agreement will be revisited at a later date. It should be noted that approval of the pre-annexation agreement is not required for the installation of the water or gas lines, only for the connection.

Agenda Item 3: Re-zoning on Plaza Drive.

Jay Huetsch with Waterloo Commons is interested in rezoning two sections of property on Plaza Drive from B-3 (Central Business District) to R-5 (Multiple Family Residential). The section north of Plaza Drive contains four lots, and he is considering constructing an apartment-like structure. The section south of Plaza Drive also contains four lots, and he would like to build duplexes on this property. There is only one area in the city where R-2 residential abuts R5, which is on Rachael Lane. However, the R-5 zoning is across the street from the R-2 residential zone area, so they are not backyard neighbors. There are no plans in place for this development; the inquiry is about possibilities.

Agenda Item 4: Comments. None.

The motion to adjourn the meeting was made by Gary Most and a second by Joel Vogt. Motion passed by a unanimous voice vote. The meeting was adjourned at 7:00 PM.

Submitted by Russ Row & Mechelle Childers