

Minutes of Planning Committee Meeting
April 7, 2021, 4:00 PM
2nd Floor Meeting Room, City Hall

Members Present: Alderman Clyde Heller – Chairman, Aldermen Russ Row, Steve Notheisen and Kyle Buettner via teleconference. Alderman Russ Thomas was unavailable.

Non-Committee in attendance: Mayor Tom Smith, Aldermen Jim Trantham and Jim Hopkins, Zoning Administrator Nathan Krebel. Citizens for Agenda Items 3 and 4 are Leisa Martinez, Adrian Martinez, Art Deno, Beth Deno, (Recovery Residence). Mike Schneider, Quadrant Design, Mark Walter (Agenda 3) Diana Bowles, Jim Bonk, John Kopp, Tina Kopp, John E. Kopp, Chris Naumann and Will Dietz.

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

Agenda Item 2: approval of Previous Joint Planning and Street Committee Meeting Minutes from 03-24-21. Motion made by Russ Row, second by Steve Notheisen, vote 4-0 approved.

Agenda Item 3: Exterior Building Materials at 703 North Market Street (Residential). Nathan Krebel presented the request from potential owner Mark Walter for use of vinyl siding for all of the addition he plans to make to the home. After discussion, Russ Row made a motion to grant use of wainscoting brick or stone for a minimum of ½ of Market side of addition and permitting vinyl siding on side and rear addition. Mr. Walter is to present a new sketch reflecting the brick or stone illustration to Nathan Krebel before building permit will be issued. Once this is done, the proposal will be a City Council agenda item for final approval.

Agenda Item 4: Recovery Residences (Cornerstone Laine). Nathan Krebel provided handout to all in attendance outlining the history of Rosedale, it's special use and actions the proposed owners would need to accomplish. City's position is that this property will remain zoned B-2 and use of property as Recovery Residence will require application for New Zoning Text Amendment to have Recovery Residence listed in B-2 Zone, application for a Special Use Permit, address parking requirements and submit to be on Planning Commission Agenda, May 10, 2021. In doing so, certified mail must go to all adjoining property owners. Based on action of Planning Commission, this will be addressed by the Zoning Board of Approval and citizens will have opportunity to be heard at both Planning and Zoning Board of Appeals meetings. If approved, applicant could be issued a Special Use Permit for property. A number of citizens asked questions of the Denos' and Martinez's. All of this was outlined for potential buyers.

Agenda Item 5: Air BnB Discussion. Clyde Heller presented the committee with the current five page license requirements for Bed and Breakfast Owners/Operators in Waterloo. Discussion focused on the estimated low numbers of Air BnB rentals in Waterloo, however it cannot be determined easily as rentals could be operating without being known to the City. Nathan will take a copy of Bed and Breakfast ordinance and survey other communities on topic. It is believed we need to have an ordinance for the operation of Air BnB type business. As Steve Notheisen noted, we need to have a generic reference for this type of short-term rental as Air BnB is a protected reference.

Agenda Item 6: Comments: None

Motion made by Steve Notheisen, second Russ Row to adjourn, adjourned at 4:50 pm.