

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON APRIL 09, 2018

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

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

Chairman Rau asked if there were any additions or corrections to the minutes of the March 12, 2018 meeting. Under the motion for Petition Z-18-03-01P-1, the last sentence.... "*Special Use*" to the in a B-3 Central Business District. should be changed to "*Special Use*" in a B-3 Central Business District. A motion was made by Fredrick and seconded by Lutz to approve the minutes of the April 09, 2018 meeting as amended. 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-18-04-01 Review and Comment on a Proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the removal of "Modular Homes" from the list of Permitted Uses in the R-3 Single Family Zone District.

The Zoning Administrator spoke on behalf of this petition. The City of Waterloo filed this petition to help stabilize the neighborhood. "Manufactured homes" has already been removed from the City Ordinances. The purpose is to help improve and maintain the quality of life within the City. Mr. Rau thought we might be sending out the wrong message, and the removal of modular homes from the list of permitted uses could make the City appear to be elitist. Allowing modular homes as a "special use" could create issues when approving one individual a permit but not another. Mr. Fredrick stated that the City needed to set minimum standards and affordable housing still existed within the City limits. It is estimated that there is a 20% savings when purchasing a modular home over a built home.

Motion was made by Fredrick and seconded by Lutz to recommend approval on a Proposed Zoning Text Amendment to Section 40-2-3(B) to allow for the removal of "Modular Homes" from the list of Permitted Uses in the R-3 Single Family Zone District.

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

OLD BUSINESS:

The Chairman also asked if there was any old business. There was none.

COMMENTS:

The Zoning Administer mentioned that the City Council has received the Comprehensive Plan. As of this evening, no comments have been made by the Council. After the Council reviews the Plan, there will be a public comment period for thirty (30) days. During this public comment period the plan will be available to the public at City Hall and on the City of Waterloo's web site. After thirty (30) days, any comments will be reviewed, and changes to the Plan will be made if the Planning Commission believes they are merited. The Plan will then go back to the City Council where it should be adopted.

**Motion to adjourn the meeting at 7:57 PM was made by Hicks and seconded by Lutz.
Motion carried.**

Minutes respectfully submitted by Mechelle Childers.