

MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON OCTOBER 12, 2020

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

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

Welcome to new Planning Commission Member Chuck Pittman.  
Voelker has volunteered as Secretary for the Planning Commission.

Chairman Rau asked if there were any additions or corrections to the minutes from March 9, 2020 Planning Commission meeting. A motion was made by Lutz and seconded by Hicks to approve the minutes of the March 9, 2020 meeting as presented. **Motion carried.**

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman asked if there were any corrections or deletions to the agenda. Voelker commented that there was a typo under Petition P-20-10-01 that 198.84 should be 19.84. Revision noted.

**NEW BUSINESS:** The Chairman asked if there was any new business. There was none.

**PETITIONS:**

**Z-20-10-01 Review and Comment on Petition by Clearwave Communications for a Special Use Permit to construct and operate a Fiber Optic Network Hub at 205 Bellefontaine Drive (Parcel # 07-25-234-014-000).**

Clearwave Communications would like to construct a Fiber Optic Network Hub at 205 Bellefontaine Drive and would be able to do so with a Special Use Permit under current zoning (R-5). Clearwave representative could not say how loud the generator would be, but that it would only be used in an emergency and cycle at regularly scheduled intervals that could be adjusted to suit the neighborhood. The only structure on the site would be a small building (10x12x10), heavily constructed concrete with aggregate siding and a backup generator outside. The site will be surrounded with black aluminum fencing. Landscaping to include gravel, grass, gate, and concrete pad. Traffic to this building would be minimal. Lutz commented that this seems like a good use for this small property.

**A positive recommendation to allow a Special Use permit to build and operate a fiber optic network hub at 205 Bellefontaine Drive was made by Hicks and seconded by Vogt.**

**Members voted as follows: YES – Rau, Hicks, Lutz, Voelker, Vogt, Pittman**

**P-20-10-01 Review and Comment on an Annexation Petition by Dennis Brand for 19.84 Acres at the end of Legacy Drive (Part of Parcel # 08-19-200-002-000).**

Petition by Dennis Brand to annex 19.84 acres west of the Legacy Subdivision into the City of Waterloo. Brand is currently moving dirt and performing compaction testing. The proposed lots are large and the Zoning could be R-1, but Brand commented he would rather have the larger and deeper lots instead of cramming small lots into the area. Brand also noted that there are detention ponds off the back of Lots 30 and 34. They are also conducting drainage and outflow studies of the proposed development area.

Chairman Rau pointed out that potential traffic congestion and drainage into Gerhardt Creek need to be considered as developments expand in this area. The intersection of Rogers St and Hamacher St. becomes particularly congested during the school rush hours. Vice Chairman Hicks noted that they have considered this in the compressive plan. The members agreed that the total flow of Gerhardt Creek is not completely

understood and want to be cognizant that additional neighborhoods in this area could lead to issues down the road.

**A positive recommendation to approve the annexation petition of 19.84 acres west of Legacy Drive was made by Lutz and seconded by Pittman.**

**Members voted as follows: YES – Rau, Hicks, Lutz, Voelker, Vogt, Pittman**

**P-20-10-02 Review and Comment on a Preliminary Plat for Legacy First Addition located at the end of Legacy Drive (Part of Parcel # 08-19-200-002-000).**

Petition by Dennis Brand to approve the Preliminary Plat for the 19.84 Acres west of Legacy Subdivision to be known as Legacy First Addition and request Zoning classifications as R-5 Multi-Family and R-2 Single-Family Residential. There would be 36 lots in total with 1 lot zoned as R-5 and the rest to be zoned R-2. Dennis Brand commented that the subdivision would have a set of appropriate restrictions such as: no on-street parking, each lot would have 3 cars off-street parking, 90ft lot frontage, and a temporary rock turn around at the end of Legacy Drive. The street would also have 5-foot sidewalks on each side of the right-of-way. Brand envisions Legacy Drive meeting Covington Drive in the Remlok Subdivision someday. It was also noted that the medical complex driveway extension was envisioned to continue west and will not meet Legacy Drive to the north.

**A positive recommendation was made to approve the preliminary plat for Legacy First Addition by Hicks and seconded by Vogt.**

**Members voted as follows: YES – Rau, Hicks, Lutz, Voelker, Vogt, Pittman**

**OLD BUSINESS:** The Chairman asked if there was any old business. There was none.

**COMMENTS:** The Chairman asked if there were any comments. Zoning Administrator Jim Nagel commented that Co-Op Acres preliminary plat from March meeting has moved into the improvement phase. Discussions taking place as to which jurisdiction presides over street code enforcement; the City of Waterloo or Monroe County.

**Motion to adjourn the meeting at 8:40PM was made by Lutz and seconded by Voelker. Motion carried.**

Minutes respectfully submitted by Lauren Voelker.