

Minutes of Planning Committee Meeting

January 16, 2020, 6:30 PM

Front Conference Room of Waterloo City Hall

Meeting called to order at 6:30 pm by Chairman Clyde Heller with following committee members in attendance; Alderman Steve Notheisen and Kyle Buettner. Committee members Russ Row and Russ Thomas were not available. Zoning Administrator Jim Nagel, Building Inspector Nathan Krebel, Pastor Matt Heck, and David Wittenaur were in attendance.

Agenda Item 1, Petitions by Citizens on Non-Agenda Items. None

Agenda Item 2, Waterloo AMOCO- exterior building materials. Nathan Krebel presented photos of building alterations under construction and proposed building materials. Changes to existing building are enclosure of carwash structure and making this portion of building into a gaming room. When meeting was scheduled, the proposed materials were not clearly identified and since have been identified as an approved product, Z-Brick Classic Red Brick Veneer. No approval action is needed.

Agenda Item 3. Wittenauer Property Development. David Wittenauer provided information and property maps reflecting a proposed sale to LifeXChurch of approximately 13. Acres located along Illinois Route 3, north and west of the Columbia Avenue entrance to IL Rte 3. David proposed accessing the property with a "temporary" access from IL Rte 3 instead of development of Columbia Avenue west of IL Rte 3. Chairman Heller responded that this was a no vote from him on this proposal. Alternative suggestions were discussed; partial development of Columbia Avenue west of IL Rte. 3 to provide access to potential property of church, alternative routing of Columbia Avenue within property to afford additional residential development along the new Columbia Avenue. David Wittenauer thanked the committee for fielding thoughts on this possible development as Planning Commission and Zoning Board of Appeals decisions will need to be accomplished as Church property requires a Special Use Permit.

Agenda Item 3. Comments. Steve Notheisen suggested we examine the Private Drives located in city. No action.

Meeting adjourned at 7:20.

Minutes submitted by Clyde Heller