

PLANNING & ZONING COMMISSION

EVANSDALE CITY HALL

FEBRUARY 23, 2016

The Planning & Zoning Commission met on February 23, 2016. In the absence of the Chairman, John Peverill called the meeting to order at 7:00 p.m. Members present: Loraine Atkins, Mike Cahoe, Sandy Clements, John Peverill, Scott Strader, and Denny Wilson. Absent: Mark Brandes (arrived at 7:14 p.m.). Quorum present.

Cahoe/Atkins to approve the February 23, 2016 agenda. Ayes – Six. Motion carried.

Cahoe/Strader to approve the January 26, 2016 Regular Meeting minutes. Ayes – Six. Motion carried.

Review and approve proposed plans and rezoning request from Michael J. & Shelley L. Brustkern property for Deerwood Road/River Forest Road development: Mr. Brustkern and his engineer were present to explain their preliminary plans. A commercial development is proposed along River Forest Road, running in-line with the existing Casey's to the north. Behind the commercial building, going west to the dike, would be six 8-plexes with garages. Two existing houses, one to the north and one to the south of this area, would be removed. A lengthy discussion was held. They were advised that the official street name is Deerwood Park Road. Future plans and documents will be corrected. Chairman Mark Brandes arrived toward the end of the discussion and assumed chairing the meeting. Questions on Sewer Plant capacity were satisfied. Cahoe/Wilson to approve the proposed plans as presented. Ayes – Seven. Motion carried.

Approve Resolution 2016-01 waiving a public hearing and recommending review of the rezoning petition by the Evansdale City Council: Atkins/Strader to approve and adopt said Resolution for the proposed plans for the Brustkern property. Ayes – Seven. Motion carried.

Request from Michael Brustkern to review the Iowa Department of Transportation requirements for a Vehicle Recycler's License: Mr. Brustkern explained that they would not be doing anything different at his current property on Lafayette Road, but changes in the State Code require the license. He stated they won't be selling vehicle parts. He wants to have an office across the street and sell used cars there. The commission had no objections, and forwarded any further action to the City.

Review and recommend River Forest Road Reconstruction Project: Mr. Brandes expressed objections to the project and asked why wasn't it brought to the Commission in the beginning? A lengthy discussion was held and some of the concerns were as follows: rehabilitating the road would have been cheaper, was that an option; reducing down to two lanes will cause traffic congestion with mail delivery, school busses, and heavy equipment; and doing this project all at once, instead of delaying the portion near Lafayette Road until another time, will hurt downtown businesses. Mayor Doug Faas provided information about the project. Other members expressed various viewpoints. Brandes/Atkins to deny a recommendation of the Project. Ayes – Five. Nays – Two (Cahoe & Clements). Motion carried.

Discussion: Loraine Atkins expressed objections to the commercial building on Lafayette Road being remodeled into a duplex (current code allows it); Chairman Brandes encouraged members to call City

Hall to put items of interest on agendas without going thru him first; a complete review of zoning ordinances will be on the next agenda; language concerning utilities to portable buildings will also be on the next agenda; and adding a stop light at River Forest Road & W. Gilbert Drive was suggested.

Peveerill/Strader to adjourn. Ayes – Seven Motion carried. The meeting adjourned at 8:02 p.m.

Sandra E. Clements

Sandra E. Clements, Secretary