

PLANNING & ZONING COMMISSION

EVANSDALE CITY HALL

JANUARY 26, 2016

The Planning & Zoning Commission met on January 26, 2016. John Peverill called the meeting to order at 7:01 p.m. Members present: Loraine Atkins, Sandy Clements, John Peverill, Scott Strader, and Denny Wilson. Absent: Mark Brandes and Mike Cahoe. Quorum present.

Clements/Atkins to approve the January 26, 2016 agenda. Ayes – Five. Motion carried.

Wilson/Peverill to approve the July 28, 2015 Regular Meeting minutes. Ayes – four. Abstain: Clements. Motion carried.

Approval of proposed language for the Planning & Zoning code book regarding portable buildings: a lengthy discussion was held. Six points were suggested to be added to the proposed language. They are as follows: a) a portable building shall rest on a base such as four inches of gravel, patio blocks or a cement slab; b) the skid area shall be enclosed to avoid rodents; c) the required fee should be a Site Fee instead of a Building Permit Fee (patterned after Waterloo/Cedar Falls); d) define "Sec I, item a" better, to clarify this is talking about a completed building brought onto the property; e) require a spec sheet to be presented when applying for the permit, to make sure it meets code; and f) state that the design and construction shall not pose a hazard. Clements/ Wilson to approve the proposed language as presented, with the above six items added for consideration. Ayes – Five. Motion carried.

Approval of naming of private drive as "Brooklyn Manor Place": Clements/Wilson to approve the private drive name of "Brooklyn Manor Place". Ayes – Five. Motion carried.

Election of officers

- a. Chairperson: Peverill/Clements to nominate Mark Brandes. Ayes – Five. Motion carried.
- b. Vice-Chairperson: Strader/Wilson to nominate John Peverill. Ayes – Five. Motion carried.
- c. Secretary: Peverill/Strader to nominate Sandy Clements. Ayes – Five. Motion carried.

Discussion: Loraine Atkins stated she felt residential property should not be allowed in a commercial zone, nor commercial allowed in a residential zone. As current people or businesses move out, the property usage should be made to conform. The idea was discussed but no action taken. She also felt that the River Forest Road project should have been brought to this commission before going to the City Council.

Clements/Wilson to adjourn. Ayes – Five. Motion carried. The meeting adjourned at 7:52 p.m.

Sandra E. Clements

Sandra E. Clements, Secretary