

**City of Washington
Planning and Zoning Commission
Minutes for October 9, 2018
Washington Public Library
115 W. Washington St.
Washington, IA 52353**

Chair Deran DeLong called the meeting to order at 6:58 PM.

Item #1- Commission present on roll call: Deran DeLong, William Fredrick, Susan Fisher, Tom Gaughan, Connie Larsen, Rhonda Shelman, Rhonda Steele, Darrell Steele and Merle Hagie.

Item #2- Motion by Fredrick to approve the amended agenda, switch item #6 and item #7, for the October 9, 2018 meeting. Second by Larsen. Motion unanimously passed.

Item #3- Motion by Larsen to approve the minutes as amended of the August 14, 2018 meeting. Second by Fisher. Motion unanimously passed.

Item #4- Review and discuss the site plan for the Hy-Vee gas kiosk located at 528 South Hwy. 1. Donnolly introduced the representatives from Hy-Vee. Donnolly explained the layout of the gas kiosk and how it met all the requirements of the minor site plan. Donnolly suggested that the Commission recommend that Council pass the site plan as presented. The issue of parking came up and Donnolly pointed to the site plan where the parking was calculated, and there was more than enough parking for the store and gas kiosk. Street access to Hwy. 1 and Monroe St. will stay the same. Donnolly also mentioned that there will be no dumpster on site and they will use the store's waste area. A representative from Hy-Vee explained to the Commission the layout of the store and gas pumps. Motion by Hagie to recommend to City Council that they approve the site plan as presented. Second by Larsen. Motion passed unanimously.

Item #5- Review and discuss the site plan for YMCA of Washington County's new building located at 520 W. 5th St. Donnolly introduced the representatives for the project. Donnolly explained that the site plan meets all the criteria for a major site plan and it was designed by an engineer. The storm water design was back in Donnolly's office and he did not print it off because of the size of the document. Donnolly opened up the floor for questions from the Commission. Fredrick asked Amy Schulte, CEO of the YMCA of Washington County, if there was going to be another phase that included a pool. There will be a phase 2 that will be added to the east when the money is raised. Hagie asked if the storm water and parking were designed to handle the second phase. The engineer for the project answered that the parking and storm water were calculated for both phases. Discussion on how people would access the Y and Wellness Park were addressed. It was explained that the Wellness Park would be accessed by 7th Street and the Y will be accessed by 6th Street. It was also explained that phase 2 of the Wellness Park will connect to the Kewash Trail. DeLong asked the engineer if he had a problem with all the water going to the SE corner of the property. The engineer answered that the water is going there now

through an 18" PVC pipe going under 5th St. and they were just slowing the water down before it goes to the south ditch of 5th St. and then to the creek. DeLong asked if there were any concerns about all the traffic on N. Ave. D. Hinson answered by saying it was a cement curb-and-gutter street and it was a better option than traffic entering the Y by 5th Street, which has a higher speed zone. Motion by Fisher to recommend to City Council that they approve the site plan as presented. Second by Fredrick. No further discussion. DeLong asked for a roll call vote. 8-voted yes. DeLong abstained due to conflict. Motion passed.

Item #6- Public hearing for a rezone of property from CCRC to R-1. Motion by Fredrick to open public hearing. 2nd by Larsen. Motion passed unanimously. Donnolly explained that he sent out letters to surrounding property owners as required by Code to do and that no one called his office in support or denial of the rezone. One neighboring property owner, Mr. Temple, was at the meeting. Donnolly explained the rezone situation and explained the picture that was given to the Commission. Mr. Temple was concerned about water runoff from the subdivision. It was discussed that the storm water would be piped to the creek south of the subdivision. Donnolly asked the engineer how much more pressure would be put on the existing runoff. He said that he would have to calculate it, but he thought going from crops to grass and cement would be a wash. Motion by Fredrick to close public hearing. Second by Larsen. Motion unanimously passed to close public hearing. Motion by Fisher to recommend to City Council that they approve rezoning the land from CCRC to R-1. Second by Gaughan. Motion passed unanimously.

Item #7- Review and discuss the preliminary plat for Eastview Subdivision. Donnolly explained the situation of the new subdivision. Mr. Temple asked when the storm water will be addressed. Hinson commented that it will be addressed during the final plat process. Motion by Larsen to recommend to City Council that they approve the preliminary plat of the Eastview Subdivision as presented. Second by Hagie. Motion passed unanimously. It was mentioned that the storm water situation needs to be addressed before final plat approval.

Item # 8- Public hearing for an adjustment to the rear yard setback in the B-1 Zoning District. Motion by Fisher to open the public hearing. 2nd by Gaughan. Motion passed unanimously. Donnolly gave some background of why they wanted to change the rear yard setback from 10' to 5'. The reasoning had to deal with egress, garbage areas and property maintenance. B-2 has a 5' setback and we would like to be consistent. DeLong asked for comments from the Commission or audience. There were none. Motion by Hagie to close public hearing. 2nd by Larsen. Motion passed unanimously to close public hearing. No more discussion. Motion by Gaughan to recommend to City Council that they approve the change in rear yard setback from 10' to 5' in a B-1 Zoning District. 2nd by Larsen. Motion approved unanimously.

Item #9- Public hearing to discuss changes to Chapter 164- Site Plan Ordinance. Motion by Larsen to open the public hearing. 2nd by Fredrick. Motion passed unanimously to open public hearing. Donnolly explained the changes that had been discussed the past couple of meetings. Some of the discussion involved storm water quality, having an engineer design site plans and tweaking the Code so the Commission would be able to recommend certain changes to City Council. Jack Pope, engineer from Garden and Associates, wrote a memo to the Commission saying that storm water quality was not recommended by SUDAS and most cities they have worked with do not require it. He also mentioned that when you have storm water detention, you

also have some level of quality control with the storm water going over grassland and the settling of the particles in the detention area. The buffer wall requirement was changed to be consistent with other parts of the Code. Some other language of the chapter was changed so it could be better understood by the Commission. The final change was made so that when the total developed area reached 10,000 square feet, a major site plan requirement would be required. Some discussion followed. Rodney Stodgill addressed the Commission about the storm water detention. He felt the impact on the small developer was excessive and they spent a lot more money than should have been necessary on their development. He hopes the changes being made will make it less costly and more efficient to develop land in the City. Motion by Hagie to close the public hearing. 2nd by Fisher. Motion passed unanimously. No more discussion or comments were made. Motion made by Hagie to recommend to City Council that they approve the changes made to Chapter 164 along with Fisher's recommendations of wording. 2nd by Gaughan. Motion passed unanimously.

Item #10- New business-none

Item #11- Motion by Larsen to adjourn. 2nd by Hagie. Meeting adjourned.

Prepared by Steve Donnolly
Building and Zoning Official