

**City of Washington
Planning and Zoning Commission
Minutes for March 13, 2018
Washington City Hall**

Chair Deran DeLong called the meeting to order at 6:59 PM.

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

Item #2- Motion by Larsen to approve the March 13, 2018 meeting agenda. 2nd by Fisher. Motion passed.

Item #3- Motion by Hagie to approve the October 10, 2017 minutes. 2nd by Larsen. Motion passed.

Item #4- Review and discuss the site plan for Pennsylvania House Townhomes. Steve Donnolly, Building and Zoning Official, introduced the developers of the property, Dave Waite and Andy Drahotka. Donnolly explained that it did not meet the standards of a major site plan, so Donnolly did the site plan review. After working with the designer of the site plan and a few corrections, the site plan meets all the criteria. Donnolly recommended that the P&Z Commission approve the site plan for Pennsylvania House Townhomes. Donnolly asked the Commission if they had any questions about the site plan. Gaughan asked why this did not require a major site plan because the non-pervious space was over 10,000 square feet. Donnolly explained that the previous engineer counted the non-pervious space in the calculations of the development and with that, there was not more than 10,000 square feet of new development, thus not putting any more pressure on the storm water system. R. Steele asked how they came up with the Pennsylvania House name. Mr. Waite explained that Pennsylvania House was the original name of the hotel when it was built. Discussion followed about the different names the building went by over the years. DeLong asked if the Historic Building Standards should be applied to this site since it is in the Central Business District. Donnolly said that he would look into the requirements if the Commission wanted. DeLong did not feel that was necessary. Donnolly also thought the intent of the design standards was for what people call the "super square" and not buildings more than a block away from the square as long as the development blended in well with the surrounding area. There were a few comments on how the townhomes were being laid out. R. Steele asked if there were garages. It was explained that each unit would have a garage. Hagie liked the idea of having off street parking and garages behind each unit so as not to distract from the beauty of the front of the buildings. DeLong asked if there were any more questions for Donnolly or the developers. There were none, just a comment that the area will look a lot better compared to the building that was there. A motion was made by Fisher to recommend that the Washington City Council approve the site plan as presented for the Pennsylvania Townhomes. 2nd by R. Steele. Motion passed unanimously.

Item #5- Review and discuss the site plan for the City of Washington's Fire Station. Donnolly introduced Steve Soupoir from Fox Engineering. Donnolly explained that there was a lot more information in this site plan compared to the last one that was just discussed. The main issues that the Commission is usually concerned about are parking and storm water detention. Donnolly explained that there was plenty of parking and the storm water will be detained with an underground system. Donnolly invited the Commission to view the parking, storm water detention system and relocation of the sewer, water and electric. Donnolly explained that he did not print those out because of size, cost and waste of paper but the Commission was more than welcome to view the full set of plans if they desired. Donnolly then welcomed questions from the Commission to Mr. Soupoir or Mark Chenoweth, a fireman that was involved with the design of the building. DeLong asked Mr. Soupoir to give a brief explanation on how the underground storm detention systems work. Soupoir explained the system to the Commission. Donnolly answered the question about the layout of the new building and where City Hall and the Police Department will be housed when the entire project is completed. Fisher asked how the old sewer

was going to be routed around the new building since the old system is under the existing building. Soupoir explained that the old sewer under the building is actually been abandoned, but is still connected to the sewer system. The old system that has been abandoned will be filled with grout and plugged and the rest of the system will be re-routed south of the building. R. Steele asked if there was going to be a bond to pay for the new station. Donnolly explained that the new building and remodeling of City Hall was a budget item and no bond vote was needed. DeLong asked if the water quality requirement was incorporated with the detention basin. Soupoir explained that the system does meet the Iowa standard for water quality and that the system needs to be maintained and cleaned out every once in a while. Another question was asked what happens if the system gets full. Soupoir answered if a rain event fills the system, there is an overflow that allows the water to flow south onto Jefferson Street and enter the storm system thru the intakes on the street. Larsen asked if the fire station has any room to expand. Chenoweth explained that the fire station building will max out the land that it is sitting on. If expansion was needed in the future, roads would have to be vacated. With that said, the size of the building was designed to handle more equipment and have free space to hopefully meet the needs of the City for a hundred years. DeLong asked where the storm water from the old parking lot would be going. Soupoir explained that the storm water pipes had to be re-routed also and will be connected to the new storm water detention system. DeLong asked if the site plan presented to the Commission meets all the requirements of a major site plan. Donnolly explained that since Fox was our engineer that usually looks at site plans, they are kind of self-inspected. Soupoir answered that as far as he knew, the site plan met all the criteria of the major site plan ordinance. Construction schedule was also discussed and it was explained that it was a tight schedule to get the building started this fall and the weather would have a lot to do with progress of the project. DeLong asked if there were any more questions and there were none. A few members expressed that the City Hall remodel was long overdue. A motion was made by Gaughan to recommend that the Washington City Council approve the site plan as presented for the Washington Fire Station. 2nd by Larsen. Motion approved unanimously.

Item #6- There was no new business

Item #7- Motion by Hagie to adjourn. 2nd by D. Steele. Meeting adjourned.

Prepared by Steve Donnolly
Building and Zoning Official