

WATERLOO PLAN COMMISSION – MINUTES
January 23, 2018

PUBLIC HEARING

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – HIEP, LLC, PROPERTY LOCATED AT 700 COMMERCIAL AVENUE. The Applicant, HIEP, LLC, Owner Of The Property Located At 700 Commercial Avenue, Is Requesting A Conditional Use Permit To Allow For Construction Of A Building 65' In Height. Alderperson Springer called the public hearing to order at 7 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Butzine, Lannoy and Reynolds. Absent: Thompson. Others attending: Diane Graff, the Courier; Eric Salm; George Cullen and Clerk/Treasurer Hansen.
2. HEARING: No one spoke in favor or in opposition.
3. ADJOURN PUBLIC HEARING. Bill Springer adjourned the public hearing at approximately 7:01 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Alderperson Bill Springer called the meeting to order at 7:01 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Butzine, Lannoy and Reynolds. Absent: Thompson. Others attending: Diane Graff, the Courier; Eric Salm, George Cullen and Clerk/Treasurer Hansen.
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES. MOTION: Moved by Leisses, seconded by Crosby to approve the November 28, 2017 minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT. Hansen said over thirty sidewalk snow/ice invoices were sent out, and an ordinance change on that topic was before the Council. He said a regular report would be presented. In reply to a Lannoy question, Hansen said money was not budgeted for hiring outside contractors for snow removal and weed removal as was talked about as the "Beaver Dam Model" by the Plan Commission in 2017. Hansen said there was no support from others for the concept.
5. NEW BUSINESS
 - a. Conditional Use Permit, HIEP, LLC, Owner Of The Property Located At 700 Commercial Avenue, Is Requesting A Conditional Use Permit To Allow For Construction Of A Building 65' In Height. DISCUSSION: The Building Inspector's review was read referencing setbacks. Mitch Leisses said overall coordination was good between developer and municipality. Leisses said road modifications needed to be incorporated into the developer's plans. In reply to a Springer question, Salm & Cullen confirmed the facility would be fully served by a sprinkler system. Butzine, noting Waterloo's apparatus and other communities' said suitable response to fire was available as was access to the metal building. Replying to a Butzine question about combustible materials as part of the manufacturing process, Salm indicated that the material rates in the ST1 category, the least flammable on a 1-3 scale. Butzine said nox boxes would be required. In reply to a Crosby question, Salm described the facility as producing bio functional feed ingredients with a first product serving the poultry industry. He said the technology involved eggs. No chickens would be on site. The product serves as a replacement for antibiotics in animal agriculture. MOTION: Moved by Lannoy, seconded by Reynolds to recommend Council approval of the conditional use application as presented. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Butzine, Lannoy and Reynolds. Noes: none with Thompson absent. Motion carried.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map
7. ADJOURNMENT. MOTION: Moved by Butzine, seconded by Lannoy to adjourn. Approximate time: 7:09 pm.



Mo Hansen
Clerk/Treasurer