

**CITY OF WATERLOO PLAN COMMISSION MINUTES
WATERLOO MUNICIPAL BUILDING - COUNCIL CHAMBER
SEPTEMBER 23, 2014**

1. Call to Order and Roll Call

Robert Crosby called the meeting to order at approximately 7:00 p.m. Members present: Crosby, Butzine, Lannoy and Reynolds. Absent: Thompson and Leisses with one vacancy. Others present: Kevin Pickering, Nikki Spoon, Jim Lundberg of Point of Beginning, Todd Platt of DGI Development Corp., James Widder, Widder Architects and Interim Clerk/Treasurer Baird.

2. Approval of Previous Minutes

June 30, 2014 – includes two public hearings
July 22, 2014 – no meeting lack of agenda items
August 26, 2014 – no meeting lack of agenda items

Motion: Moved by Reynolds, seconded by Lannoy to approve the Plan Commission meeting minutes as presented. Voice vote: All yes. Motion carried.

3. Citizen Input

None

4. New Business

a. DGI – Waterloo, LLC (Dollar General), 200 Anna Street

i. Architectural Design Review, SE Corner of N. Monroe Street and Anna Street – for the construction of a proposed Dollar General Store and associated off-street parking lot

Discussion: The targeted completion date for Dollar General is July of 2015. The proposed holding pond will hold approximately 5 feet of water at all times. The Plan Commission members felt the holding pond could be a safety issue due to the school being located across the street and the high volume of youth traffic through the area. It was suggested to plant shrubs on the east side of the pond or install some type of barrier and signage, “No Trespassing”. It was suggested to have Mitch Leisses, Engineer for the City look at different possibilities for the retention pond in regards to safety precautions.

Mitch Leisses in his absence commented by e-mail regarding the erosion control plan (sheet 3 of 7) showed inlet protection both on site and on Anna Street. Leisses stated he would also like to see inlet protection on N. Monroe Street, the east side only, adjacent to the project area.

Motion: Moved by Lannoy, seconded by Butzine to approve the Architectural Design Review for Dollar General with the condition that the City Engineer review the retention pond portion of the plan in regards to safety issues. Voice vote: All yes. Motion carried.

ii. Sign Permits (2)

Wall Sign – 3’9”x26’

Ground Sign – 6’x16’1”

Motion: Moved by Butzine, seconded by Lannoy to approve the two sign permits, one wall sign – 3’9” x 26” and one ground sign – 6’ x 16’1”. Voice vote: All yes. Motion carried.

b. James Widder, Architects, for Soular Pizza Grille, Kevin Pickering, owner, 1003 N. Monroe Street

i. Architectural Design Review and Site Plan – to remodel existing daycare into a new restaurant

Discussion: Jim Widder, architect for Kevin Pickering and Nikki Spoon, explained the project of remodeling the existing daycare into a pizza restaurant. There will be approximately 36 seats in the restaurant with a new kitchen upstairs. There will be added parking, 20 cars at angle parking and 2 handicap parking stalls. No sign will be on the building, only a free standing sign in the front of the building. The lower level which used to be the fellowship hall and kitchen will be turned into the prep kitchen for the upstairs cook line and add a new refrigerator. The balance of the space will be used for storage of dry food and equipment. Pickering is talking

with the Department of Agriculture to possibly do wholesale food processing which may require some floor drains. The main level will have more substantial remodeling, which will include the cook line, cold food prep, steam table, soup table, grill line, char broiler, pizza oven, hand wash sink, open bar with seating and table seating. The two bathrooms are ample according to ADA. The plan is to have pizza delivery and pick up. The front of the building would have a new window and entry door. Outdoor seating is future expansion. The occupancy limit would be 50 people. There will be a small waiting area for people to be seated. Phase two will include the dining porch on the front. The pillars and roof on the front of the building will be added at this time. They will subdue the lighting with indirect lighting and ceiling fans, general lighting over the bar and the cooking hood. There will be 22 solar panels, which will meter the electric use and possibly earn them money back.

Motion: Moved by Reynolds, seconded by Lannoy to approve the Architectural Design Review for the proposed remodeling of the existing daycare into a new restaurant (Soular Pizza Grille) at 1003 N. Monroe Street. Voice vote: All yes. Motion carried.

5. Future Agenda Items and Announcements

None

6. Adjournment

Motion: Moved by Reynolds, seconded by Lannoy to adjourn. Voice Vote: All yes. Motion carried.
Time: 7:42 p.m.

Attest:

Lois A.M. Baird
Interim Clerk/Treasurer