

CITY OF WATERLOO PLAN COMMISSION
PUBLIC HEARING AND MEETING MINUTES: September 22, 2015

PUBLIC HEARING

1. CALL TO ORDER -- LAND USE REZONING & CONDITIONAL USE PERMIT HAWTHORNE AND STONE DEVELOPMENT INC, 333 W. MADISON ST. AND 567 W. MADISON ST.
CALL TO ORDER AND ROLL. With the Mayor absent Bob Crosby called the meeting to order at 7 p.m. Commissioners present: Leisses, Crosby, Oelke, Butzine, Lannoy and Reynolds. Absent Thompson. Others present: Matt Jennings, Lee Fiedorowicz, Tim Geschke, Diane Graff, with the Courier; and Clerk/Treasurer Hansen.

The applicant, Hawthorne and Stone Development Inc. requested a change in land use from M-1 Limited Industrial District to C-1, General Commercial District for the purpose of building a 28 unit single story assisted living /memory care facility (parcel 1) and to build five two story multi-family units, 16 units each (parcel 2). Additionally the applicant sought a conditional use permit to allow dwelling units below the second floor. It was noted that Don Bonack had previously expressed an objection to the project saying that the space should remain open space and that it would flood. Tim Geschke with Hawthorn & Stone Development reviewed the request saying they were not ready for CSM approval. Hansen noted that this Conditional Use request may generate other similar requests. NOTE: The recorded and preserved audio serves as the full and complete record of this hearing.

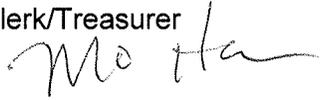
2. ADJOURN PUBLIC HEARING. Crosby closed the hearing at approximately 7:15 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL. With Mayor absent Bob Crosby called the meeting to order at 7:16 p.m. Commissioners present: Leisses, Crosby, Oelke, Butzine, Lannoy and Reynolds. Absent Thompson. Others present: Matt Jennings, Lee Fiedorowicz, Tim Geschke, Diane Graff, with the Courier; and Clerk/Treasurer Hansen.
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES. No action taken.
3. CITIZEN INPUT. None.
4. UNFINISHED BUSINESS
 - a. PROPOSED CERTIFIED SURVEY MAP – 843 S. MONROE ST., MATT JENNINGS.
DISCUSSION: NOTE: The recorded and preserved audio serves as the full and complete record of this discussion. Hansen indicated that grounds for municipal approval of well and septic were included in the memo concept. MOTION: Moved by Reynolds, seconded by Butzine to recommend Council approval of the memorandum of understanding striking 3b. ROLL CALL VOTE: Ayes: Oelke, Crosby, Butzine, Lannoy and Reynolds. Noes: none with Leisses abstaining. Motion carried.
5. NEW BUSINESS
 - a. PROPOSED CERTIFIED SURVEY MAP – 333 W. MADISON ST AND 467 W. MADISON ST., HAWTHORN AND STONE DEVELOPMENT INC. MOTION: Moved by Oelke, seconded by Lannoy to table items 5a, 5b and 5c. VOICE VOTE: Motion carried.
 - b. LAND USE REZONING (M-1) TO (C-1) –333 W. MADISON ST AND 467 W. MADISON ST., HAWTHORN AND STONE DEVELOPMENT INC. See above.
 - c. CONDITIONAL USE PERMIT REQUEST TO ALLOW DWELLING UNITS BELOW THE SECOND FLOOR–333 W. MADISON ST AND 467 W. MADISON ST., HAWTHORN AND STONE DEVELOPMENT INC. See above.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.

7. ADJOURNMENT. MOTION: Moved by Lannoy, seconded by Butzine to adjourn. VOICE VOTE:
Motion carried. Approximate time: 7:55 pm.

Mo Hansen, Clerk/Treasurer

A handwritten signature in black ink, appearing to read "Mo Han", written in a cursive style.