

WATERLOO PLAN COMMISSION – MINUTES
October 25, 2016

PUBLIC HEARING

1. CALL TO ORDER – CONDITIONAL USE PERMIT – JEFF & KERI SELLNOW FOR THE PROPERTY LOCATED AT 129 N. MONROE STREET. Bob Crosby called the public hearing to order at 7:00 p.m. in the Mayor's absence. Plan Commissioners Attending: Leisses, Crosby, Butzine, Reynolds and Lannoy. Absent: Mayor Thompson and Springer. Others attending: Keri Sellnow, Scott Hartwig, Diane Graff and Clerk/Treasurer Hansen.

The applicants, Jeff & Keri Sellnow, are requesting a conditional use permit to allow the use of living quarters in the back portion of a building on the ground level.

2. PUBLIC COMMENT
 - a. Mary Hotmar, 151 W. Madison Street. Clerk/Treasurer provided phone notes.
 - b. Scott Hartwig said he had no problem what-so-ever; the building is so enormous that retail could be in the front; resident on ground level OK; a resident insures no competition.
 - c. Keri Sellnow explained she sold their home on East Madison Street; sought flexibility in zoning.
3. ADJOURN PUBLIC HEARING. Crosby adjourned the public hearing at approximately at 7:18 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Crosby called the regular meeting of the Plan Commission to order at approximately 7:20 p.m. Plan Commissioners Attending: Leisses, Crosby, Butzine, Reynolds and Lannoy. Absent: Mayor Thompson and Springer. Others attending: Keri Sellnow, Scott Hartwig, Diane Graff and Clerk/Treasurer Hansen.
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES – July 26, 2016 (August 23, 2016 and September 27, 2016 no meetings). MOTION: Moved by Lannoy, seconded by Reynolds to approve the July 26, 2016 meeting minutes noting that in August and September no meetings were held. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. NEW BUSINESS
 - a. Conditional Use Permit Request – Jeff & Keri Sellnow, 129 N. Monroe Street To Allow The Use Of Living Quarters In The Back Of A Building On The Ground Level. DISCUSSION: Commissioners sought assurances that the building was up to code. MOTION: Moved by Butzine, seconded by Lannoy to recommend to Council approval of the conditional use permit to allow residential dwelling on a partial west portion of the 1st floor as submitted by the applicant. VOICE VOTE: Motion carried.
 - b. Home Occupation Applications
 - i. Angela M. Slager, Prairie Girl Quilts, 840 Hiawatha Trail. MOTION: Moved by Butzine, seconded by Lannoy to approve the home occupation application as presented. VOICE VOTE: Motion carried.
 - ii. Martin Rowe & Debra Ehmann, Art Tours, Open Studio Events & Art Classes, 422 W. Madison Street. MOTION: Moved by Butzine, seconded by Lannoy to approve the home occupation application as presented. VOICE VOTE: Motion carried.
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. Hansen said a November meeting was likely. He asked if a quorum would be present for the November 22 meeting.
6. ADJOURNMENT. MOTION: Moved by Leisses, seconded Butzine to adjourn. Approximate time: 7:15 pm.



Mo Hansen
Clerk/Treasurer