

**WATERLOO PLAN COMMISSION – MINUTES**  
**May 23, 2017**

1. CALL TO ORDER AND ROLL CALL. Plan Commissioners Attending: Leisses, Springer, Crosby, Thompson, Butzine, Lannoy and Reynolds. Absent: none. Others attending: Dale Kraus, Mike Kawula, Diane Graff, Building Official Chris Butschke of Safebuilt and Clerk/Treasurer Hansen.
2. APPROVAL OF MEETING MINUTES – May 3, 2017. MOTION: Moved by Leisses, seconded by Butzine to approve the May 3, 2017 public hearing minutes and meeting minutes. VOICE VOTE: Motion carried with Springer abstaining.
3. CITIZEN INPUT. None.
4. UNFINISHED BUSINESS
  - a. Dale Kraus, Owner Of The Property Located At 391 Van Buren Street - Conditional Use Permit Request To Allow The Construction Of An Additional 40' X 60' (2,400 Sq. Ft.) And 21' Height Accessory Building In A R-2 Single Family Residential District. DISCUSSION: The applicant presented nine neighbor signatures stating that they "...had spoken with Dale Kraus and am ok with his project size and the location..." Lannoy noted neighbors were notified. Butschke said fire rated walls were not required. Springer and other confirmed the siding type. Leisses noted that the applicant had brought in all information previously requested. Butzine asked about moving the building to the west. Crosby and Lannoy expressed reservations due to the size of the assessor structure. MOTION: Moved by Springer, seconded by Reynolds to recommend approval of the conditional use. ROLL CALL VOTE: Ayes: Leisses, Springer, Lannoy and Reynolds. Noes: Crosby with Butzine abstaining. Motion carried.
  - b. Uniform And Effective Enforcement Of The Zoning Code. DISCUSSION: Lannoy said the Plan Commission should be receiving more and complete information prior to consideration. Reynolds spoke in favor of teaming up with Fire Inspections and spoke in favor of doing more than being reactive to complaints. Butschke said checklist for applicants and other tools would be helpful. Leisses, Butschke and Reynolds volunteered to follow-up on the matter for the next meeting. No action taken.
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map
6. ADJOURNMENT. MOTION: Moved by Crosby, seconded by others to adjourn. Approximate time: 7:40 pm.



Mo Hansen  
Clerk/Treasurer