

WATERLOO PLAN COMMISSION – MINUTES
July 24, 2018

PUBLIC HEARING

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – RICHARD WEIHERT, PROPERTY LOCATED AT 1110 E. MADISON STREET. The applicant, Richard Weihert, property owner at 1110 E. Madison Street, is requesting a conditional use permit to allow for construction of a 32' X 40' (1,280 sq. ft.) additional accessory building and exceeding height requirements of 15 feet. Springer called the public hearing to order at 7 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Lannoy and Reynolds. Absent: Butzine and Thompson. Others attending: Richard Weihert Sr.; Richard Weihert Jr.; Joan Weihert; Cass Gilbertson; Diane Graff, the Courier and the Clerk/Treasurer.
2. PUBLIC COMMENT. Springer said neighbor Nancy Cook raised a concern about the aesthetics of the proposed saying she objects to additional steel buildings. Weihert Sr. said the proposed exterior would match the existing house as closely as possible.
3. ADJOURN PUBLIC HEARING. Springer closed the hearing at 7:03 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Council President Springer called the public hearing to order at 7:04 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Lannoy and Reynolds. Absent: Thompson and Butzine. Others attending: Richard Weihert Sr.; Richard Weihert Jr.; Joan Weihert; Cass Gilbertson; Diane Graff, the Courier and the Clerk/Treasurer.
2. APPROVAL OF MEETING PUBLIC HEARING MINUTES: 03/27/2018 And 04/24/2018 (no May or June meetings). MOTION: Moved by Leisses, seconded by Lannoy to approve the minutes for 3/27 and 4/24 as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. Crosby said right-of-way landscaping, street resurfacing and curb repair due to lead pipe replacements was not being completed in a timely fashion.
4. COMPLIANCE & ENFORCEMENT REPORT. Hansen said a next step for non-compliers would be a citation.
5. NEW BUSINESS
 - a. Conditional Use Permit, Richard Weihert, Owner Of The Property Located At 1110 E. Madison Street - To Allow For Construction Of A 32' X 40' (1,280 sq. ft.) Additional Accessory Building And Exceeding Height Requirements of 15 ft. DISCUSSION: Lannoy questioned the height request. He said if we do it for every conditional use request, it should be done for all. Springer said the height is lower than what was granted for the house. Lannoy wanted assurances the building would be vinyl sided. Crosby and Lannoy said complete building plans were not submitted, only partial drawings. In reply to the Lannoy question, Weihert Sr. said the structure would be used for personal not commercial uses, the storage of vehicles and similar. The necessary separation distance between proposed and existing was discussed. MOTION: Moved by Crosby, seconded by Reynolds to recommend City Council approval subject to the Building Inspector approving all setbacks and the separation distance between structures. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Lannoy and Reynolds. Noes: none with Thompson and Butzine absent. Motion carried.
 - b. Certified Survey Map, 123 South Monroe Street, Community Hall 1926 LLC. MOTION: Moved by Springer, seconded by Reynolds to table until such time as a map is presented. VOICE VOTE: Motion carried.
 - c. Initiating The Rezoning Of Parcel (290-0813-0544-089) 217 Maple Drive. As Permitted by § 385-31(b) Of The Municipal Code. DISCUSSION: Hansen said the City acquired the parcel and the sale to a Scott Quimby was pending with a condition that the new owner build a dwelling unit on or before June 30, 2019. MOTION: Moved by Crosby, seconded by Reynolds for the Plan Commission to initiate a rezoning process changing the parcel zoning from conservancy to residential. VOICE VOTE: Motion carried.
 - d. Review Of Certified Survey Map Considering Exercising Extraterritorial Jurisdiction Rights, W9521 Waterloo Road, Wilkes LLC. DISCUSSION: Hansen said the Plan Commission could exercise extraterritorial jurisdiction if it so chooses. MOTION: Moved by Springer, seconded by Lannoy to go on record as taking no action. VOICE VOTE: Motion carried.
6. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Zoning Maps & Planning Map Updates & Forms Updates. Noted.
 - b. Reynolds requested a review of additional garage size had been requested.

7. ADJOURNMENT. MOTION: Moved by Crosby seconded by Lannoy to adjourn. Approximate time: 7:20 pm.



Mo Hansen
Clerk/Treasurer