



**North Liberty
Planning
Commission
Meeting Information**

Tuesday, February 2, 2016

6:30 PM

City Council Chambers

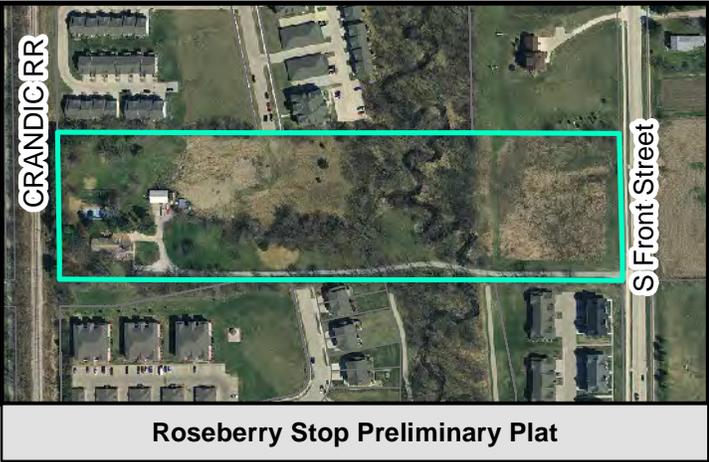
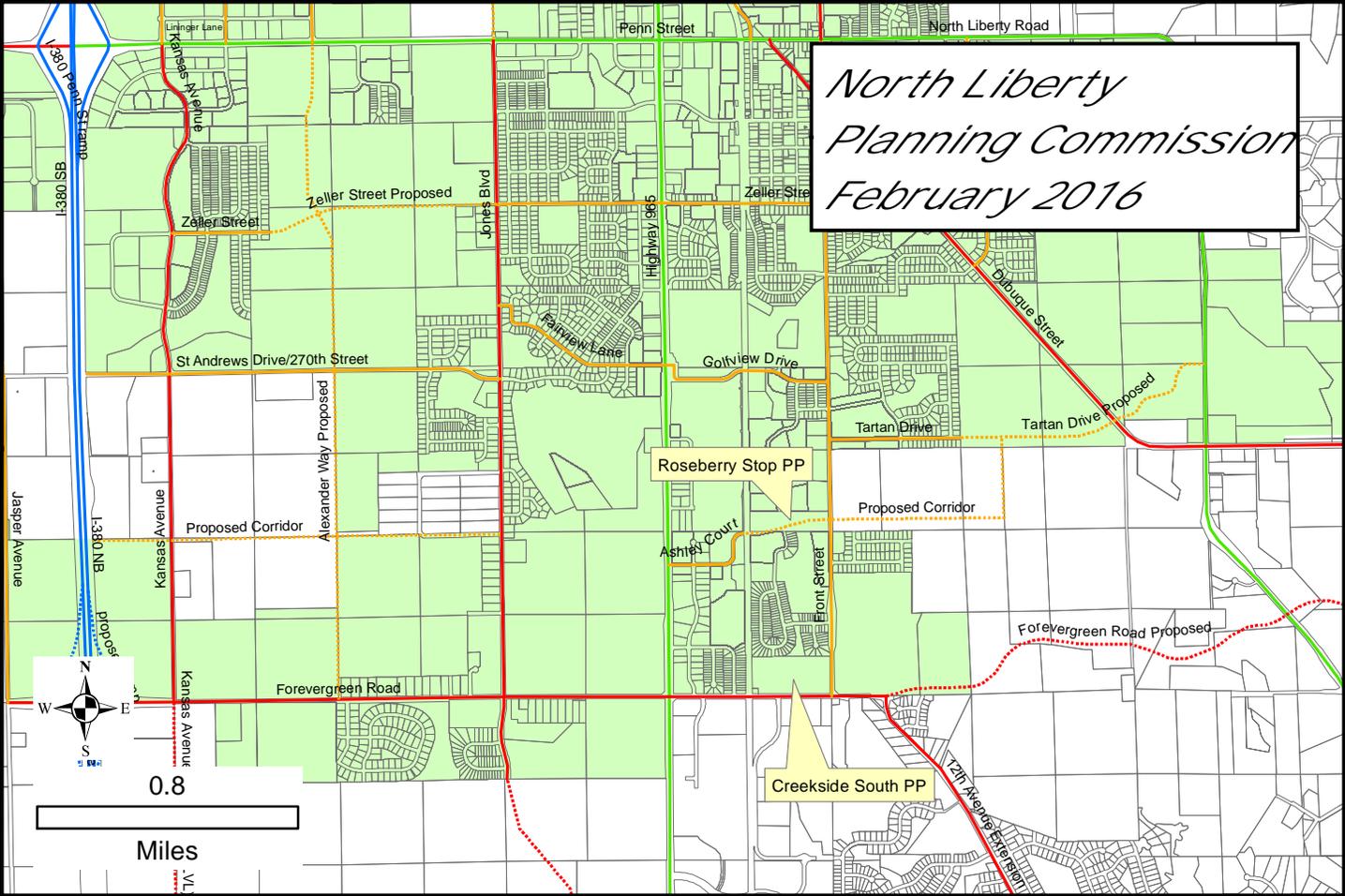
If you would like additional information, larger-scale maps, or other information before the meeting, please contact Dean Wheatley at 626-5747 or at dwheatley@northlibertyiowa.org



NORTH LIBERTY PLANNING COMMISSION
MEETING NOTICE AND AGENDA
Tuesday, February 2, 2016, 6:30 PM

- 1. ROLL CALL**
- 2. AGENDA APPROVAL**
- 3. PRELIMINARY PLAT:** Request of H & O LC to approve Creekside South, a preliminary plat for property located on the north side of Forevergreen Road, west of Front Street.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 4. PRELIMINARY PLAT:** Request of Francis and Christine Lenane to approve Roseberry Stop, a preliminary plat for property located on the west side of Front Street, midway between Forevergreen Road and Golfview Drive. Includes a staff recommendation to delete a street extension shown extending through the property on the Major Street network.
 - a. Staff Presentation
 - b. Applicants Presentation
 - c. Public Comments
 - d. Questions and Comments
 - e. Recommendation to the City Council
- 5. ZONING ORDINANCE AMENDMENT:** Request from staff to consider parking and storage regulations. Tabled at 11/2015 meeting.
 - a. Staff Presentation
 - b. Public Comments
 - c. Questions and Comments
 - d. Recommendation to the City Council
- 6. APPROVAL OF PREVIOUS MINUTES**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. ADJOURNMENT**

*North Liberty
Planning Commission
February 2016*



2014 Aerial Photography
No scale





January 27, 2016

Memo

To: North Liberty Planning Commission

From: Dean Wheatley, Planning Director

Subject: Request of H & O LC to approve Creekside South, a preliminary plat for property located on the north side of Forevergreen Road, west of Front Street.

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator

Tracey Mulcahey, Assistant City Administrator

Tom Palmer, City Building Official

Scott Peterson, City Attorney

Kevin Trom, City Engineer

Dean Wheatley, Planning Director

This request is to create a three lot subdivision plus an important public street connection. The property is zoned RM-21 for very high density multi-family but no site plan is currently under consideration. The developer will need to observe setback requirements for the new internal lot lines being created with this subdivision. A Good Neighbor meeting was held on December 29th and two neighbors attended to learn about future plans. No one objected. Both S Front Street and Forevergreen Road are major streets, so access control will be minimized to those facilities.

The plat provides for an important street connection between the existing Vandello Drive area and Forevergreen Road with the extension of Bernardy Drive.

A number of items such as street alignment and configuration, hydrant locations, and miscellaneous details have been addressed through the review process, and staff recommends approval of the plat.

Notes:

1. Access control for lot 3 to Front Street will be established through site plan review.
2. There are no known hook-up costs or roadway fees.
3. The developer will need approval from the City of Coralville for work within the Forevergreen Road right-of-way.



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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
01-25-16	PER CITY REVIEW -JDM

PRELIMINARY
PLAT

CREEKSIDE SOUTH
NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01-04-16
Designed By:	PVA
Drawn By:	JDM
Checked By:	DAM
Project No.:	IOWA CITY 8362018
Field Book No.:	
Scale:	1"=50'
Sheet No.:	1
of.	1

PRELIMINARY PLAT CREEKSIDE SOUTH NORTH LIBERTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER:
H & O LC
711 S. GILBERT STREET
IOWA CITY, IA 52240

SUBDIVIDER:
HODGE CONSTRUCTION CO.
711 S. GILBERT STREET
IOWA CITY, IA 52240

SUBDIVIDERS ATTORNEY:
TIMOTHY J. KRUMM
122 S. LINN STREET
IOWA CITY, IA 52240

LEGAL DESCRIPTION
OUTLOT "B", CREEKSIDE SUBDIVISION, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF,
CONTAINING 17.26 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

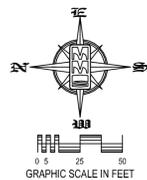
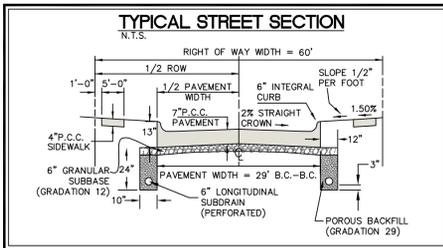
STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES

EXIST - PROP

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (1' INTERVAL)
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

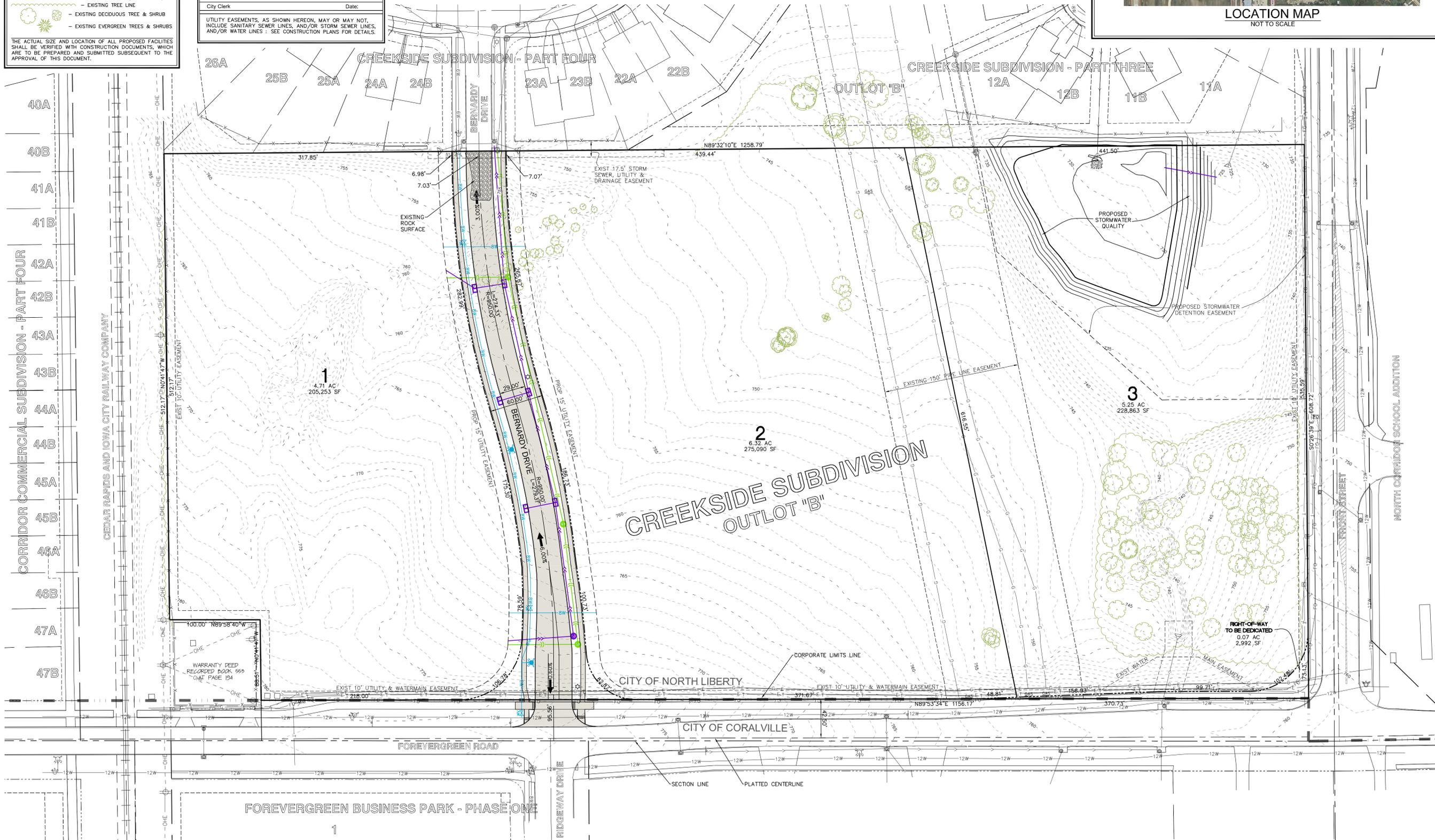


PLAT/PLAN APPROVED
by the
City of North Liberty

City Clerk: _____ Date: _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES - SEE CONSTRUCTION PLANS FOR DETAILS.

NOTE: LOTS 1, 2 AND 3 SHALL NOT HAVE DIRECT ACCESS TO FOREVERGREEN ROAD.





January 27, 2016

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Request of Francis and Christine Lenane to approve Roseberry Stop, a preliminary plat for property located on the west side of Front Street, midway between Forevergreen Road and Golfview Drive.

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to create a four lot subdivision plus an important public street connection. The property is zoned RM-8 for moderate density multi-family development but no site plan is currently under consideration. The developer will need to observe setback requirements for the new internal lot lines being created with this subdivision. A Good Neighbor meeting was held on December 29th and two neighbors attended to learn about future plans. No one objected. South Front Street is a collector street in the Major Street Network so vehicular access will be minimized at the time of site plan review. There is a significant floodplain running through the property that is mainly confined to Outlot A and which is planned to be dedicated to the City for extension of Creekside Park and trail, and a 225' wide pipe line easement west of the planned extension of Rachael Street.

This development will provide for the connection of Rachael Street, Sadler Drive, and Ashley Court, important for traffic circulation and distribution. For reasons not known, the Major Street Plan shows the extension of Ashley Court through this property all the way east to S Front Street. While such a connection may be desirable, requiring it would almost certainly render the property undevelopable, and the connection is not important enough to the system for the City to consider purchasing it and constructing the streets. Staff recommends deleting this connection from the Major Street Plan.

A number of items such as trail connections, hydrant locations, and miscellaneous details have been addressed through the review process, and staff recommends approval of the plat.

Notes:

- A. Access control will be established through site plan review.
- B. A Preliminary Plat Agreement is required, that may include provisions for at least the following issues:

- Pro-rated security for the eventual payment of Ashley Court and Rachael Street.
 - Storm water management for the lots.
 - Phased development details.
- C. The Major Street Plan will need to be amended prior to Council approval of this plat.
- D. A trail connection to Front Street will be explored during site plan review.



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Date	Revision
01-25-16	PER CITY REVIEW -JDM
01-29-16	CITY ENGINEER REVIEW -JDM

PRELIMINARY
PLAT

ROSEBERRY
STOP

NORTH LIBERTY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01/04/16
Designed By:	DAM
Drawn By:	JDM
Checked By:	DAM
Project No.:	IOWA CITY 9896001
Field Book No.:	
Scale:	1"=50'
Sheet No.:	1
of.	1



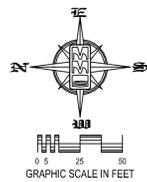
PRELIMINARY PLAT ROSEBERRY STOP NORTH LIBERTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER:
FRANCIS LENANE AND
CHRISTINE WOHLFORD-LENANE
2797 S. FRONT STREET
NORTH LIBERTY, IA 52317

SUBDIVIDER:
FRANK LENANE
2797 S. FRONT STREET
NORTH LIBERTY, IA 52317

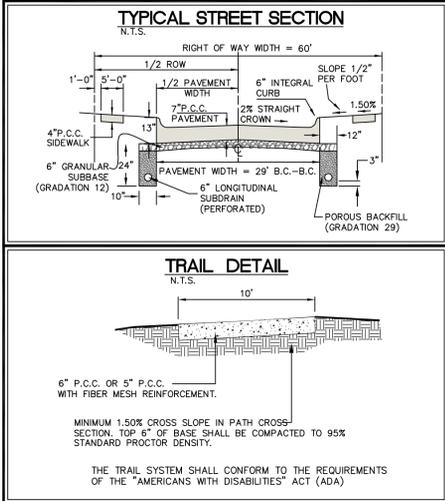
SUBDIVIDERS ATTORNEY:
MICHAEL J. PUGH
1100 SIXTH STREET, SUITE 102
CORALVILLE, IA 52241



STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
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---	LOT LINES, INTERNAL
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---	EXISTING EASEMENT LINES
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---	PROPOSED POWER POLE W/LIGHT
---	PROPOSED GUY POLE
---	PROPOSED LIGHT POLE
---	PROPOSED SANITARY MANHOLE
---	PROPOSED FIRE HYDRANT
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---	PROPOSED DRAINAGE MANHOLE
---	PROPOSED CURB INLET
---	PROPOSED FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING WATER LINES
---	PROPOSED WATER LINES
---	EXISTING ELECTRICAL LINES
---	PROPOSED ELECTRICAL LINES
---	EXISTING TELEPHONE LINES
---	PROPOSED TELEPHONE LINES
---	EXISTING GAS LINES
---	PROPOSED GAS LINES
---	EXISTING CONTOUR LINES (2' INTERVAL)
---	PROPOSED CONTOUR LINES (2' INTERVAL)
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	EXISTING DECIDUOUS TREES & SHRUB
---	PROPOSED DECIDUOUS TREES & SHRUB
---	EXISTING EVERGREEN TREES & SHRUB
---	PROPOSED EVERGREEN TREES & SHRUB

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



PLAT/PLAN APPROVED
by the
City of North Liberty

City Clerk _____ Date: _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES : SEE CONSTRUCTION PLANS FOR DETAILS.

LEGAL DESCRIPTION
BEGINNING AT THE SOUTHWEST CORNER OF COTTONWOOD ESTATES, PART TWO, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE S89°51'03"E, ALONG THE SOUTH LINE OF SAID COTTONWOOD ESTATES, PART TWO, AND THE SOUTH LINE OF MORELAND ESTATES - PART TWO, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, 1303.38 FEET, TO THE SOUTHEAST CORNER THEREOF, AND A POINT ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN; THENCE S00°58'34"E, ALONG SAID EAST LINE, 333.09 FEET, TO THE NORTHEAST CORNER OF CREEKSIDE COMMONS - PART ONE, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF; THENCE N89°55'30"W, ALONG THE NORTH LINE OF SAID CREEKSIDE COMMONS - PART ONE, THE NORTH LINE OF CREEKSIDE COMMONS - PART TWO, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, AND THE NORTH LINE OF CREEKSIDE COMMONS - PART TWO-A, NORTH LIBERTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, A DISTANCE OF 1305.70 FEET, TO THE NORTHWEST CORNER OF SAID CREEKSIDE COMMONS - PART TWO, AND A POINT ON THE EAST LINE OF THE CEDAR RAPIDS AND IOWA CITY RAILWAY; THENCE N00°34'27"W, ALONG SAID EAST LINE, 334.75 FEET, TO SAID POINT OF BEGINNING, CONTAINING 10.00 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1.0% CHANCE FLOOD ELEVATION: 729.6 FEET
0.2% CHANCE FLOOD ELEVATION: 731.1 FEET

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED AND IMPLEMENTED FOR EACH LOT AS IT IS DEVELOPED IN ACCORDANCE WITH NORTH LIBERTY DESIGN STANDARDS. RUNOFF FROM RACHAEL STREET, SADLER DRIVE AND ASHLEY COURT WILL BE ADDRESSED WITH LOT 2 STORMWATER FACILITIES.



Outside parking and storage current regulations and staff recommendations (in red).

General regulations. Except for approved warehouse uses, parking and storage at any site should be directly related to the use of that site, or it would be considered to be warehousing. Following modifications would be made to section 169.01: Off-Street Parking, and 169.06(7): Accessory Uses in All Other Zones.

169.01 OFF-STREET PARKING.

1. General. There shall be provided at the time of erection of any main building or at any time such buildings are altered, enlarged, converted, or increased in capacity – or when a change in the use would require additional parking – minimum off-street parking space with adequate provision for ingress and egress by standard-sized vehicles, in accordance with the requirements of this section.

2. Off-Street Loading Space Required. In any district every building or part hereafter erected, having a gross floor area of 10,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesales store, market, hotel, hospital, mortuary, office buildings, dry cleaning, or similar uses which require the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space, and for multiple-tenant commercial/retail shopping centers, one additional such loading space for every 20,000 square feet or fraction thereof of gross floor area used in excess of 10,000 square feet, provided that the total number of loading spaces is not required to be more than the total number of occupying tenants.

A. Each loading space shall be not less than 10 feet in width and 20 feet in length for loading spaces not requiring loading dock access, and 50 feet in length for loading dock access for trucks, designed in a manner acceptable to the City providing adequate space for loading access.

B. Such loading area may occupy part of a required yard or court space, except yard or court space required by bulk regulations specified in each zoning district, and provided the loading area and access roadways meet all setback required of off-street parking areas as set forth in subsection 10 of this section.

C. Loading yards and loading docks shall be buffered from the general public view, public street, public buildings, recreation facilities, parks, schools, places of assembly, residential zones and uses, and from all other adjoining properties where is determined said loading areas are considered offensive to more restrictive adjoining uses.

D. All loading yards and access to loading yards and loading docks shall be paved with asphaltic or Portland cement concrete pavement in accordance with surfacing requirements set forth in subsection 11 of this section.

3. Off-Street Parking Definition. Off-Street Parking is defined in this chapter as marked spaces as well as associated drives and aisles used for access or maneuvering vehicles, and all islands, walkways, or additional hard surface areas intended to accommodate employee parking, visitor and customer parking, and other temporary use where vehicles come and go and fit within individual spaces. Off-street parking shall not be used for storage of goods, equipment, or vehicles except as provided in 169.13(6).

4. Storage Definition. Storage is defined in this chapter as the act of keeping goods or equipment outside of a structure for more than 10 consecutive hours out of any 24 hour period.

3-5. Required Number of Parking Spaces. The off-street parking spaces required for each use permitted by this code shall not be less than as set out in Table 169-A, provided that any fractional parking space be computed as a whole space. Notwithstanding the amount of off-street parking required by this code, the Code Official may approve less off-street parking when the proponent of a use demonstrates that, because of special circumstances involved with a particular use, it is obvious that the off-street parking required by this code exceeds any reasonable likely need.

Table 169-A – Off-Street Parking Schedule

USE	NUMBER OF PARKING SPACES REQUIRED
One- and Two-Family Dwelling	2 per dwelling unit
Multi-Family Units	2.2 per dwelling unit
Elderly Multi-Family Units	1.2 per dwelling unit
Vehicle Fueling and Service Station	1 for every 300 gross square feet, plus 1 per employee
Vehicle Repair Garage	1 for every 300 gross square feet, plus 1 per employee
Professional Office	1 for every 200 gross square feet
Retail	1 for every 200 gross square feet
Communication Equip Room	1 for every 2,000 gross square feet
Restaurant	1 for every 100 gross square feet
Restaurant, Delivery, No seating	1 for every 500 gross square feet, plus 1 per employee
Dance Hall	1 for every 100 gross square feet
Funeral Homes, Mortuaries	1 for every 200 gross square feet
Warehouse	1 for every 2,000 gross square feet, plus 1 per employee
Assembly	1 for every 4 seats provided
Place of Worship	1 for every 10 seats provided
Medical Office	1 for every 200 gross square feet
Schools	1 for every 3.5 seats in assembly rooms, plus 1 for each faculty member
Radio and Television Station	1 for every 400 gross square feet
Hospital	1 for each bed, plus 1 for each employee
Hotel/Motels	1 for each guest room, plus 1 for every 500 square feet
Industry	1 for every 500 square feet

4-6. Parking Stall Dimensions.

A. Width. A minimum width of 9 feet shall be provided for each parking stall, with the following exceptions:

- (1) Compact parking stalls may be 8 feet wide.
- (2) Parallel parking stall may be 8 feet wide.

B. Length. A minimum length of 19 feet shall be provided for each parking stall, with the following exceptions:

- (1) Compact parking stall may be 15 feet in length.
- (2) Parallel parking stalls shall be a minimum 22 feet in length.

~~5-7.~~ Driveway Design. All parking facilities access drives located within the public right-of-way shall be installed in accordance with the Municipal Design Standards.

~~6-8.~~ Driveway Width. Every parking facility shall be provided with one or more access driveway, the width of which shall be the following:

- A. RS and RD driveways – at least 10 feet
- B. All other driveways and aisles – 12 feet for one-way enter/exit; 22 feet for two-way enter/exit.

~~7-9.~~ Driveway and Ramp Slopes. The maximum slope of any driveway or ramp shall not exceed 20 percent. Transition slopes in driveways and ramps shall be provided in accordance with the Municipal Design Standards.

~~8-10.~~ Stall Accessibility. Each required parking stall shall be individually and easily accessible based on good engineering practice. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall when such stall serves more than one- and two-family dwelling uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

~~9-11.~~ Compact-to-Standard Stall Ratio. The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed 1 to 3.

~~10-12.~~ Parking Facility and Loading Area Setback Requirements. Every public or private off-street parking area and loading area shall be developed and maintained in accordance with the following requirements:

Pavement to Property Line Minimum Setback Distance ¹

District	R.O.W. Line	Side Lot Line	Rear Lot Line
R	25 feet ²	3 feet ³	3 feet ⁴
R/FB	10 feet ⁵	5 feet	5 feet
C	10 feet	5 feet	5 feet
O/RP	25 feet	25 feet	10 feet
I	10 feet	5 feet	5 feet

- 1 The required setback area shall be landscaped in accordance with Section 169.02
- 2 RS and RD Districts driveways and any associated off-street parking areas may be within the front yard, but shall not occupy greater than 50 percent of the area between the building setback line and public right of way, shall not provide greater than one parking space in addition to that provided in the travel portion of the driveway, and so graded to dispose of surface water to the street or public designated storm water drainage facilities.

- | | |
|---|--|
| 3 | Except for a lot line between zero lot developments. |
| 4 | In all R districts the required parking area shall be at least 20 feet from any public or private alley right-of-way line. |
| 5 | Except parking is permitted in the R-FB dwelling lot front yard area. |

~~11-13.~~ 13. Surface Material. All off-street parking, loading areas, and access drives shall have a durable and dust-free surface paved with asphaltic or Portland cement concrete pavement in accordance with the specifications as herein set forth. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicle equipped for street and highway travel shall be on an asphaltic or Portland cement concrete paved off-street parking area as required herein and not parked or stored within the landscaped open spaced area. Exception: Occupants in RS and RD Districts may store ~~a~~ one boat, RV or camper less than 15,000 pounds in the side and rear yard landscaped area either on the paved driveway or at the side of the house behind the front yard setback, but only on paving that meets the required side yard building setback. All off-street parking areas and associated driveway, access roadways, and frontage roads, except driveways for single-family residences, shall be constructed with permanent, integrally attached 6-inch Portland cement concrete high curbing or curbing of alternate height acceptable to the City (prefabricated portable curb stops shall not be considered an acceptable alternate), and shall be so graded and drained as to dispose of all surface water accumulation within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. The minimum thickness of pavement of the parking facilities shall be as follows:

A. Portland cement concrete shall have a minimum thickness of four inches for residential uses and five inches for all other uses. The subgrade shall have a minimum subgrade modulus (K) of 150. Additional thickness of Portland cement concrete may be utilized to create an equivalent subgrade modulus if the existing subgrade modulus is less than 150.

B. Asphaltic concrete shall have a minimum thickness of four and one-half inches for residential uses and five and one-half inches for all other uses. The subgrade shall have a minimum CBR of 5. Additional thickness of asphaltic concrete may be utilized to create equivalent CBR of the existing CBR is less than 5. Pavement shall be designed in accordance with the Asphalt Institute's *Thickness Design Manual*.

~~12-14.~~ 14. Striping. All parking stalls shall be striped substantially. Exception: A private garage or parking area for the exclusive use of a single-family dwelling.

~~13-15.~~ 15. Lighting. The lighting standards, as set out in Section 169.12(I), shall be met as part of the off-street parking standards set out in this section.

(Ord. 13-15 – Feb. 14 Supp.)

~~14-16.~~ 16. Parking Area Lighting Fixture. The City shall approve all exterior lighting fixtures before installation. Wood utility poles shall not be used to support a parking light fixture.

~~15-17.~~ 17. Handicapped Parking Requirements. Provision of handicapped parking stalls within off-street parking and loading facilities shall be in accordance with the *Code of Iowa* Chapter 104A and this code.

A. These requirements apply to all public and private parking facilities, temporary or permanent, used by the general public.

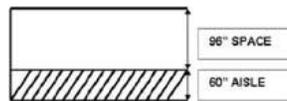
Commented [DW1]: Comment: Boats, Rvs and campers can be almost as large as a house or outbuilding and are frequently not attractive. The solution that best maintains residential quality of life would be to disallow this storage, but since it has been in the code since about 2000, that is probably not practical.

(1) Parking spaces designated for physically disabled persons and accessible passenger loading zones that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance of the building. In separate parking structures or lots that do not serve a particular building, parking spaces for physically disabled persons shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility. When handicapped parking spaces are required for buildings with more than one accessible entrance, the spaces shall be distributed so that each accessible entrance shall have at least one parking space located on the shortest accessible route to that entrance.

EXCEPTION: If the required number of spaces is less than the number of accessible entrances, the spaces shall be distributed so that as many entrances as possible are served by at least one handicapped parking space located on the shortest accessible route to those entrances.

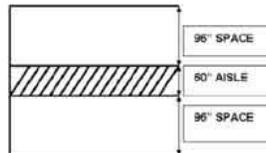
(2) Single parking spaces designated for physically handicapped people shall be at least 96 inches wide and shall have an adjacent access aisle 60 inches wide (see Figure 1). Parking vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions.

FIGURE 1



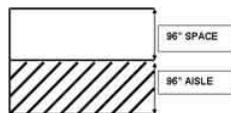
(3) Two accessible parking spaces may share a common access aisle. (See Figure 2.)

FIGURE 2



(4) The first parking space provided in a parking lot or parking structure, and every eighth handicapped parking space provided thereafter, shall be a van-accessible space. A van-accessible space shall be 96 inches wide with an adjacent access aisle at least 96 inches wide. (See Figure 3.) Two adjacent van-accessible spaces may share a common access aisle.

FIGURE 3



EXCEPTION: Entities providing handicapped parking spaces are not required to provide van-accessible spaces if all of the handicapped parking spaces provided in

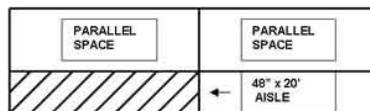
a parking lot or structure are universally accessible. A universally accessible space is at least 132 inches wide with an adjacent 60-inch wide access aisle. Two adjacent universally accessible spaces may share a common access aisle. (See Figure 4.)

FIGURE 4



(5) Passenger loading zones shall provide an access aisle at least 48 inches wide and 20 feet long adjacent and parallel to the vehicle pull-up space. (See Figure 5.) Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:48 in all directions.

FIGURE 5



NOTE: Projects which are required to comply with the *Uniform Federal Accessibility Standards* shall provide a width of 60 inches for the access aisle. (Ord. 14-19 – Feb. 15 Supp.)

(6) A minimum vertical clearance of 98 inches shall be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances.

NOTE: *Uniform Federal Accessibility Standards* require 114 inches of vertical clearance. (Ord. 14-19 – Feb. 15 Supp.)

(7) If there are curbs between the access aisle and vehicle pull-up space, then a curb ramp complying with *Code of Iowa* Chapter 216C shall be provided. (Ord. 13-07 – July 13 Supp.)

(8) Accessible parking spaces shall be designated as reserved for physically handicapped people by a sign having a blue background and bearing the international symbol of accessibility in white. The handicapped parking sign shall be affixed vertically on another object so that it is readily visible to a driver of a motor vehicle approaching the handicapped parking space. (Ord. 13-07 – July 13 Supp.)

(9) At least two percent of the total parking spaces in any off-street nonresidential parking facility available to the public shall be designated as handicapped spaces, rounded to the nearest whole number of handicapped parking spaces, in compliance with the provisions of this section. All off-street parking facilities which provide 10 or more parking spaces shall designate handicapped parking spaces in accordance with the following Table 169-B:

TABLE 169-B - HANDICAPPED PARKING SPACES

Required Minimum Number of Total Parking Spaces	Handicapped Parking Spaces	Required Minimum Number of Total Parking Spaces	Handicapped Parking Spaces
10 to 25	1	201 to 300	7
26 to 50	2	301 to 400	8
51 to 75	3	401 to 500	9
76 to 100	4	501 to 1,000	2% of total
101 to 150	5	1,001 and over	20 spaces plus 1 for each 100 over 1,000
151 to 200	6		

NOTE: Projects which are required to comply with the *Uniform Federal Accessibility Standards* shall provide a minimum of one handicapped parking space.

(10) All public and private buildings and facilities, temporary and permanent, which are residences and which provide ten or more tenant parking spaces, excluding extended health care facilities, shall designate at least one handicapped parking space as needed for each individual dwelling unit in which a handicapped person resides. Residential buildings and facilities which provide visitors' parking of ten or more spaces shall designate handicapped parking spaces in the visitors' parking area in accordance with Table 169-B.

169.06(7). Accessory Uses in All Other Zones. A conditional use permit-City staff approval subject to section 169.13(6) is required for outdoor storage or display of any kind, except that 100 square feet or less of merchandise associated with the principal use may be displayed outdoors.

Commented [DW2]: This change is to clean up this section, missed when we amended the ordinance some time ago to allow staff review and approval of outdoor storage areas.

Existing sections to be retained unchanged:

169.06(6). Miscellaneous Parking and Storage. No person shall park, keep or store, or permit the parking or storage of an inoperable vehicle, vehicle component parts, or miscellaneous junk and debris on any public or private property, in any zoning district, unless it shall be in a completely enclosed building. This regulation does not apply to legitimate businesses operating in a lawful place and manner, in accordance with the zoning regulations, provided however, that any outside areas used for parking and storage shall be screened from public view if required by the regulations of the zoning district within which they are located.

169.13(6). Open Storage of Materials and Equipment. Outside storage of materials and equipment is permitted in certain commercial and industrial districts subject to City staff approval of a site plan showing details of the site and the storage area. In those cases, a green belt planting strip consisting of evergreen shrubs and trees shall be used to screen the storage from view from all public ways and all neighboring properties. Such planting strip shall be of sufficient width and density as determined by City staff to provide an effective and aesthetically pleasing screen with trees and shrubs not less than five feet in height when planted. In lieu of planting strips, a six-foot tall solid vertical fence or masonry, heavy wood construction, or

other similar material approved by the Building Official may be used as a screen. All such open storage shall be allowed only on hard-surface areas paved to parking lot specifications with asphalt or concrete.

170.01(H). No commercial equipment or materials related to the home occupation, including but not limited to trailers, tanks, generators, and similar equipment not found at a typical residential home, shall be parked or stored on the street or on the property other than inside a completely enclosed garage. No more than one commercial truck with a chassis rating of one ton or less may be parked at the home, and no trucks with a chassis rating of over one ton may be parked at the home.

Chapter 69, Parking Regulations. This chapter of the City Code is not within the Zoning Ordinance chapter, and establishes regulations for mainly parking within street rights-of-way, not on private property.

Chapter 146 – Housing Code. Section 146.20(9): Off-Street Parking.

A. The spaces shall be well marked.

B. Only hard-surfaced spaces, drives and aisles shall be used for the parking and maneuvering of vehicles.

C. All parking spaces, drives and aisles used for the maneuvering and parking of vehicles shall be kept free of snow, ice, debris, garbage, trash and other obstructions.....

Thanks to Kylie Pentecost for identifying several of these sections.

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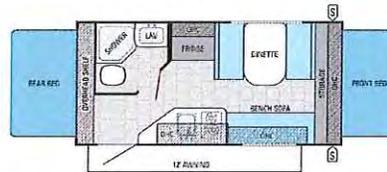
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 Full walk-through / Demo **FREE**
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Floorplan	16 XRB
UVW	2,845 lbs
Hitch Weight	285 lbs
GVWR	3,500 lbs
Cargo Carrying Capacity	655 lbs
Exterior Length	18' 10"
Exterior Width	65"
Exterior Height	118"
Interior Height	78"
Fresh Water	31.5 gal
Gray Water	25.4 gal
Waste Water	25.4 gal

This section: RV and camper specifications for parking section reference.

Manufacturer's suggested retail price on this unit: **\$18,680.00**

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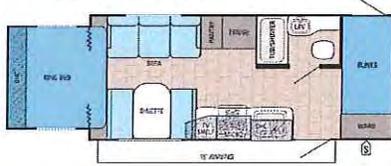
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Floorplan	X213
UVW	4,330 lbs
Hitch Weight	450 lbs
GVWR	5,500 lbs
CCC	1,470 lbs
Exterior Length - Closed	24'
Exterior Height with A/C	123"
Interior Height	78"
Fresh Water Capacity	48 gal
Grey Water Capacity	30.5 gal
Black Water Capacity	22.5 gal

Manufacturer's suggested retail price on this unit: **\$25,637.00**

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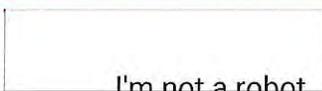
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▶ **Airstream International Serenity Travel Trailer 23D (Double Corner Bed)**

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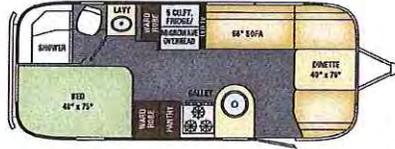
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Dealer Advantage

- ✓ Full walk-through / Demo **FREE**
- ✓ RV Starter Kit, Hoses, LP, Adapter **FREE**



Floorplan	23D (Double Corner Bed)
Exterior Length	23'
Exterior Width	8'
Interior Width	7' 7"
Exterior Height	9' 5"
Interior Height	6' 4.5"
Hitch Weight	720 lbs
UVW	4,761 lbs
GVWR	6,000 lbs
Cargo Carrying Capacity	1,239 lbs
Fresh Water	39 gal
Gray Water	21 gal
Waste Water	18 gal
Water Heater	6 gal
Furnace	25,000 BTU

Manufacturer's suggested retail price on this unit: **\$83,229.00**

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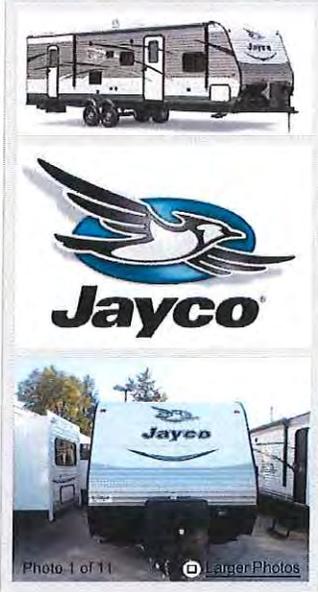
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» **Jayco Jay Flight Travel Trailer 26BH**

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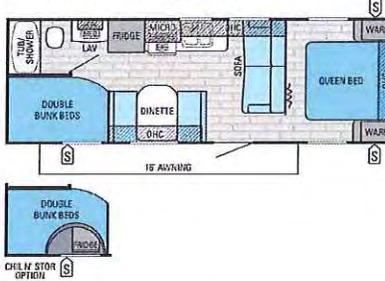
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Floorplan	26BH
UWV	4,700 lbs
Dry Hitch Weight	475 lbs
GVWR	7,000 lbs
CCC	2,300 lbs
Exterior Length	29' 3"
Exterior Height	127"
Interior Height	81"
Fresh Water	90 gal
Gray Water	39 gal
Black Water	39 gal

Manufacturer's suggested retail price on this unit: **\$21,432.00**

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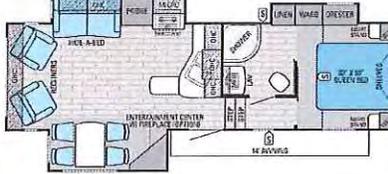
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Floorplan	27.5 RLTS
UVW	7,880 lbs
Dry Hitch Weight	1,526 lbs
GVWR	9,950 lbs
CCC	2,070 lbs
Exterior Length	30' 11"
Exterior Height with A/C	140.75"
Bedroom Interior Height	74.25"
Fresh Water Capacity	48 gal
Grey Water Capacity	65 gal
Black Water Capacity	32.5 gal

Manufacturer's suggested retail price on this unit: **\$43,988.00**

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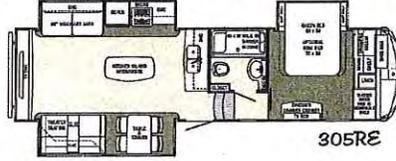
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Dealer Advantage

- ☑ Full walk-through / Demo **FREE**
- ☑ RV Starter Kit, Hoses, LP, Adapter **FREE**



Floorplan	305RE
Hitch Weight	1,980 lbs
Ship Weight	11,547 lbs
GWR	13,980 lbs
Cargo Capacity	2,433 lbs
Exterior Length	36' 5"
Exterior Height	12' 6"
Exterior Width	100"
Fresh Water	64 gal
Gray Water	78 gal
Black Water	39 gal
Awning Size	15'

Manufacturer's suggested retail price on this unit: **\$66,660.75**

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Dealer Advantage
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Floorplan	2400S
GVWR	11,030 lbs
Wheelbase	171"
GCWR	15,250 lbs
Fuel Tank Capacity	26.4 gal
Exterior Length	24' 8"
Exterior Height	11' 3"
Exterior Width	95"
Fresh Water	35 gal
Gray Water	33 gal
Black Water	33 gal
Awning Size	15' 6"

Manufacturer's suggested retail price on this unit: **\$110,903.60**

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Forest River Sunseeker Class C 2290S

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Dealer Advantage
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Floorplan	2290S
GVWR	12,500 lbs
Wheelbase	158"
GCWR	18,500 lbs
Fuel Capacity	55 gal
Exterior Length	24' 6"
Exterior Height	11' 3"
Exterior Width	101"
Fresh Water	44 gal
Gray Water	39 gal
Black Water	39 gal
Awning Size	15' 6"

Manufacturer's suggested retail price on this unit: **\$86,714.00**

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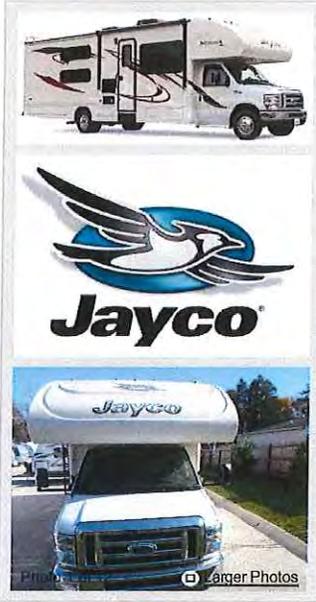
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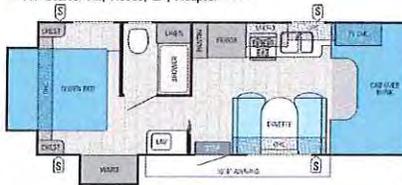
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Dealer Advantage

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- ✓ RV Starter Kit, Hoses, LP, Adapter **FREE**



Floorplan	23XM
GVWR	14,500 lbs
GCWR	22,000 lbs
Exterior Length	26'3"
Exterior Width	100"
Exterior Height w/ AC	139"
Interior Height (Living Area)	84"
Wheelbase	181"
Furnace	31 BTU
Fresh Water	32 gal
Gray Water	40 gal
Black Water	33 gal
Fuel Tank	55 gal
Chassis/Engine Size	Triton 6.8L EFI V-10

Manufacturer's suggested retail price on this unit: **\$89,037.00**

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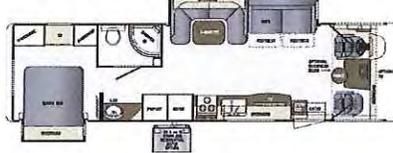
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Dealer Advantage

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Floorplan	329
GVWR	20,500 lbs
Wheel Base	208"
GCWR	26,000 lbs
Fuel Tank Capacity	80 gal
Exterior Length	34' 11"
Exterior Height	12' 1"
Exterior Width	101"
Fresh Water	50 gal
Gray Water	42 gal
Black Water	42 gal
Awning Size	18'

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Manufacturer's suggested retail price on this unit: **\$131,269.50**

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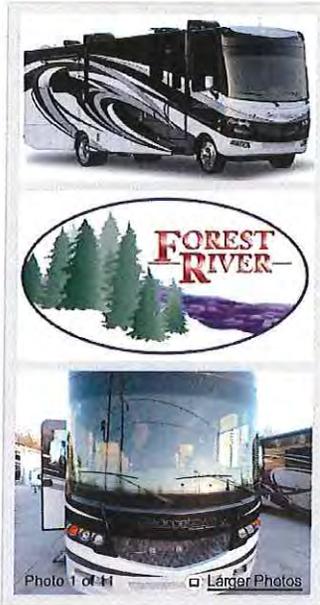
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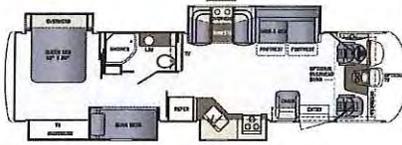
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✔ Full walk-through / Demo **FREE**
✔ RV Starter Kit, Hoses, LP, Adapter **FREE**



Floorplan	352 QS
GVWR	24,000 lbs
Wheel Base	228"
GCWR	30,000 lbs
Fuel Capacity	60 gal
Exterior Length	36' 8"
Exterior Height	12' 8"
Exterior Width	101"
Fresh Water	65 gal
Gray Water	42 gal
Black Water	42 gal
Awning Size	15'

Manufacturer's suggested retail price on this unit: \$167,024.50

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PLANNING COMMISSION

Minutes

January 5, 2016

Roll Call

At 6:30 p.m., Chair Detlefsen called the January 5 Regular Planning Commission meeting to order. Commission members present: Bleil, Covert, Detlefsen, Gebhart, Heisler and Pentecost.

Others present: Dean Wheatley, Ryan Heiar, Tracey Mulcahey, Scott Peterson, Kevin Trom, Stefan Juran and other interested parties.

Agenda Approval

Covert moved, Heisler seconded to approve the agenda. The vote was all ayes. Agenda approved.

Election of Officers for 2016

Heisler moved, Covert seconded to appoint Ronda Detlefsen to the Chair position for 2016. After discussion, the vote was all ayes. Motion carried. Heisler moved, Covert seconded to appoint Jennifer Bleil to the Vice Chair position for 2016. After discussion, the vote was all ayes. Motion carried.

Fox Valley, Part 4 Revised Preliminary Plat

Staff Presentation

Wheatley presented the request of Fox Valley, Inc. to approve Fox Valley Part 4, a revised preliminary plat for property located south of Forevergreen Road, west of Jones Boulevard. Staff recommends approval with routine notes.

Applicant's Presentation

Jeff Mekota was present to represent the developer and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments of the Commission

The Commission discussed the proposed construction of Forevergreen Road with regards to right-of-way width, the trail adjacent to the roadway, and the timeline of roadway development.

Recommendation to the City Council

Covert moved, Bleil seconded to recommend approval of the Revised Preliminary Plat for Fox Valley, Part 4 to the City Council with no conditions. After discussion, the vote was: ayes – Detlefsen, Covert, Gebhart, Pentecost, Bleil, Heisler; nays – none. Motion carried.

Lot 2, Joseph's Keep Second Addition Site Plan

This item was tabled at the December, 2015 meeting. Gebhart moved, Covert seconded to remove from the table. The vote was all ayes. Motion carried.

Staff Presentation

Wheatley presented the request of Linn County REC to approve a site plan for Lot 2, Josephs Keep Second Addition, located east of Arlington Ridge, south of East Penn Street. Staff recommends approval.

Applicant's Presentation

Duane Musser, MMS Consultants and representatives from Linn County REC were present for this issue.

Public Comments

Randy Belknap, adjacent property owner, spoke regarding the updated application and offered alternate locations for the substation. Musser responded to Mr. Belknap's concerns. Kim Colberg, Linn County REC General Manager, spoke regarding the process for finding a location and construction of a substation.

Questions and Comments from the Commission

The Commission discussed the application relating to the contingency feed being dependent upon this substation, the timeline of transmission construction vs. substation construction and the capacity of the proposed substation. Wheatley provided information on landscape maintenance, drive locations and outside storage. The concrete driveway will not have curb and gutters. The need for water on the site for fire protection was discussed.

Recommendation to the City Council

Heisler moved, Covert seconded to recommend approval of the site plan application for Lot 2, Joseph's Keep Second Addition with no conditions. After discussion, the vote was: ayes – Gebhart, Heisler, Detlefsen, Bleil, Pentecost, Covert; nays – none. Motion carried.

Parking and Storage Regulations Zoning Ordinance Amendment

This item was tabled at the November 2015 meeting. Wheatley has a revised draft that is mostly complete. The draft will be sent to the Commission as soon as review is complete. The item remains on the table for future consideration.

Approval of Previous Minutes

Bleil moved, Gebhart seconded to approve the minutes of the December 1, 2015 Commission meeting. The vote was all ayes. Motion carried.

Old Business

Heiar updated the Commission on the Urban Renewal Plan Update. The public hearing was

delayed until January 12 for minor corrections to the legal description.

New Business

Wheatley reported that two new cases have been received for next month.

Adjournment

At 7:28 p.m., Gebhart moved, Covert seconded to adjourn. All ayes. Meeting adjourned.