

October 20, 2015

Proceedings of the Zoning Commission of University Heights, Iowa, held at the City Office, 1004 Melrose Avenue, subject to approval by the Commission at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

Chairperson Yeggy called the October 20, 2015 meeting of the University Heights Zoning Commission to order at 7:00 p.m.

Present: Zoning Commission Members: Alice Haugen, Stepheny Gahn, Stuart Rosebrook, Larry Wilson and Pat Yeggy. Also present was: Louise From.

The September 22, 2015 minutes were approved by unanimous consent.

Answers from Experts Report: Chairperson Yeggy lead the discussion on responses she received from personnel with the Geographic Information System (GIS) Division of Johnson County and Terry Goerd, UHs Building Inspector. Given the scope to map all of the city's lot measurements, GIS stated the city would need to pay an individual to conduct the survey. Goerd stated he uses the lot measurements shown on the assessor's website. It is not required the lot be measured when requesting a building permit from the city. Commissioner Wilson asked how lot coverage for pavement is determined; Yeggy responded that is not currently computed. For most building permits, focus is on measuring the interior dimensions of a project and for additions, Goerd measures dimensions with a tape measure. Yeggy suggested contacting municipalities who use lot coverage and inquire how they measure it. (i.e. special equipment) Commissioner Gahn asked if the city should still consider enacting lot coverage given the measurement difficulties. Consideration needs to be given for additional costs to city to determine lot coverage, as it appears to be a very manual process.

Feedback from Visits to Selected 50' Lots: Yeggy thanked the commissioners for their willingness to visit three lots in the city (24 Highland Drive, 222 Highland Drive and 25 Olive Court). The commission discussed their impressions of each lot's coverage and felt the lots were "well utilized" and "esthetically pleasing". Yeggy shared the lot coverage figures for each property and two were over 50% coverage, with the third at 49.5% coverage. Wilson suggested computing one lot coverage in each proposed range.

Discuss Advantages/Disadvantages of Any Proposed Coverage Restrictions: The commission discussed lot coverage zones within the city and potential issues if lots were combined; potential for "McMansions" in neighborhoods with smaller homes. The City would need to incorporate language to protect surrounding houses in these situations. Wilson commented the rules should "allow reasonable increase in size".

Additional Public Input: None.

The next Zoning Commission meeting will be held November 17, 2015, at City Hall, at 7:00 pm.

The meeting was adjourned **by unanimous consent at 8:00 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Pat Yeggy, Chairperson