

September 6, 2016

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 Bauer called the September 6, 2016 meeting of the University Heights Zoning Commission to order at 7:19 p.m.

Present: Zoning Commission Members: Pat Bauer, Stuart Rosebrook and Larry Wilson. Staff present: Clerk Anderson. Also attending: Wally Heitman and Silvia Quezada.

Absent: Alice Haugen and Stepheny Gahn.

The August 2, 2016 minutes were approved by unanimous consent.

Discussion and Determination of Scope for Sensitive Areas Regulations: Chairperson Bauer began the discussion with comments regarding the scope of application for post construction storm water run-off as a baseline for changes as 1) the city has regulations in place already and 2) it exempts most residential properties. Commissioner Rosebrook commented on having a “good neighbor” policy to inform citizens how potential changes on a property would affect neighboring properties. Discussion that the commission should address and have a policy on shared green spaces. Bauer commented on the need for public education, possibly adding information to the yearly city newsletter.

Discussion and Tentative Determination of Sensitive Areas Definitions: Commission discussed that the sensitive areas ordinance should apply to lot consolidations and subdivisions that are a part of a larger tract, but existing lots with proposed changes would be exempt. There was discussion to add sensitive areas questions to the building permit process.

Commission discussed the following seven definitions for sensitive areas in the city: 1) erosive soils, 2) prairie remnant/relic, 3) savanna remnant, 4) stream corridors, 5) wetlands, 6) woodlands, and 7) steep/critical/protected slopes.

Preliminary Discussion of Yard Paving and Non-Resident Parking: The commission discussed the need to regulate non-resident parking and yard paving in the city. Consensus was that additional regulations, beyond the current one-third paving ordinance, would not be recommended at this time. If the council feels a change should occur, the Zoning Commission recommends limiting parking to two additional non-resident vehicles and potentially implementing a permit policy. Bauer will recommend this to the council at the next council meeting.

Public Input: None.

The next Zoning Commission meeting will be held October 4, 2016, at City Hall, at 5:00 pm.

The meeting was adjourned **by unanimous consent at 8:30 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Pat Bauer, Chairperson