

January 3, 2017

Proceedings of the Zoning Commission of University Heights, Iowa, held at the City Office, 1302 Melrose Avenue, subject to approval by the Commission at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.

Chairperson Bauer called the January 3, 2017 meeting of the University Heights Zoning Commission to order at 7:01 p.m.

Present: Zoning Commission Members: Pat Bauer, Alice Haugen, Stepheny Gahn, Stuart Rosebrook and Larry Wilson.
Staff present: Attorney Ballard and Clerk Anderson. Also attending: Mike Haverkamp, Wally Heitman, Pat Ford and Pat Yeggy.

The December 6, 2016 minutes were approved by unanimous consent.

Process for City Council Consideration/Approval of Recommended Ordinances: Chairperson Bauer suggested that a joint work session be held with city council members and the zoning commissioners to review the packet of changes the commission will be recommending for consideration. Bauer commented the commissioners could share the thought process behind the recommendations to the council and field questions during the session. Commissioner Wilson stated he would like public input, and Attorney Ballard stated the council is required to hold a formal public hearing on any proposed zoning change.

Wilson updated the commission on the mapping project being conducted by Emmons & Olivier Resources, Inc. for the city. The consultants are reviewing state-definitions for wetlands and tweaking details on the maps.

Consideration of Drafts of Amended/New Ordinances: The commission reviewed the four proposed draft ordinances as presented by Attorneys Ballard and Ford. Building coverage limitations were added to Ordinance No. 79 with a 40% limitation for houses and accessory structures for R1 zoned properties and the two remaining “non-PUD” zones (B Business) and C Commercial (University Club). Commissioners discussed the need for limitations to R3 zoned properties. Ballard suggested leaving R3 in the ordinance but removing the second permitted use (multiple family use).

Bauer suggested the commission be renamed to the Planning and Zoning Commission in the ordinances.

Changes to Ordinance No. 169, post-construction stormwater runoff include an increase to 5,000 sq. ft. land disturbance instead of the current one acre.

Ballard stated the subdivision ordinance will give developers the process to create a subdivision within the city. Wilson asked about “minor subdivisions” and wanted to clarify that any split of a property would be considered a subdivision. Bauer is working with Attorneys Ballard and Ford for flexibility on certain dimensional requirements for non-conforming lots. Wilson asked that the ordinance encourage saving trees in a subdivision and that developers need to show potentially sensitive areas on the preliminary plat.

Recommended Development of Requests for Zoning Commission Consideration of Possible Ordinance Changes: Bauer discussed asking citizens to write case statements for presentation to the commission for consideration for possible ordinance changes, and a flyer to that effect was unanimously approved.

Schedule of Future Meetings and Sequencing/Development of Potential Topics: Bauer distributed a list of topics and the meeting schedule for meetings up to June 2017.

The next Zoning Commission meeting will be held February 7, 2017, at City Hall, at 7:00 pm.

The meeting was adjourned by unanimous consent at 8:28 p.m.

Attest: Christine M. Anderson, City Clerk

Approved: Pat Bauer, Chairperson