

January 26, 2004

ZONING COMMISSION MEETING

Proceedings of the University Heights Zoning Commission, subject to approval by the Commission at a subsequent meeting.

Zoning Commission Chair, Pat Bauer, called the meeting to order at 7:00 p.m.

PRESENT: Chairperson, Bauer, Commissioners Andrew Dudler, Wally Heitman, Mary Richard, Sulo Wiitala. City Staff, Engineer Bilskemper, Attorney Ballard and Clerk Musser. Kevin Monson and Dave Zahradnik, representing Neumann-Monson Architects. John Roffman, Dave Tigges and Kevin Hanick, representing the property owners. University Heights residents: Paul J. Moore, Sara Schoenmaker, Adrian “Yon” Schoenmaker, Dennis Wilson, Dick Hovet, Dana McDowell, Donna Prime, Phil Launspauch, Randall Aitchison, Marlys Svare, Bob Holschuh Simmons, Michelle Holschuh Simmons, Pat Birk, Liesa Moore, Chris Anderson, Steve Shullaw, Chris Luzzie, Gloria Hanson, Rebecca Reiter, Aaron Olson, Stephanie Olson, Warren Tunwall, Lawrence Fritts, Sue Hettmansperger, Dorothy M. Maher, Martin R. Annis, Ann Marie Mast, Chad Dipman, Rich Wretman, Kathy Donnelly, John Donnelly, Ryan From, Louise From, Rob Philibert, Earling Anderson, Rick Zimmerman, Rose Wallace, Bill Gay, Dan R.Griffith, Dell Richard.

Chairperson Bauer welcomed the group and asked those present if they had attended the other Commission meetings regarding this project. This was the first meeting for many in attendance. Portions of the minutes of the January 14, 2004 meeting were read. **MOTION** by Heitman, seconded by Richard, to approve the minutes of the January 14, 2004 Zoning Commission meeting as presented. Carried

Bauer referred to the agenda distributed explaining the meeting format and passed around a sheet to sign up those wishing to speak . The first hour of the meeting was assigned to explanation of the project by the developers, with public input scheduled to begin about 8:00 p.m.

Kevin Monson restated the goals of the project, emphasizing that the buildings should be more correctly considered 3 or 3 ½ story buildings, rather than 4. As requested by the Commission at the January 14th meeting, he presented sketches showing the coverage of the property by shadows at noon on December 21st and June 21st. At worst case, only the shadows of the chimneys would reach the property lines. Monson suggested that the owners were willing to contribute 1 to 1 ½ feet of property along Marietta to help maintain the existing parking spaces there and to facilitate the traffic flow on Marietta. He noted that the proposal would increase the property tax revenue from this total property by ten times , with no cost to the City.

Questions from the Commissioners involved:

1. Defining “economic viability”, i.e. finding a cost level which would replace the existing income generated by the property while creating an income which will justify the considerable risk involved building and selling the new project.
2. Would adequate fire protection be available for structures of this scope?

The Coralville Fire Chief has been shown the plans and approves of the layout.

3. Does the building height meet the FAA restrictions?

The preliminary answer is that it does. Full approval is a lengthy process

The meeting was opened to public input, speaking in turn as they were listed on the sign-up sheet distributed. All topics discussed in previous meeting were again addressed. The group of speakers expressed views both for and against the project.

The Commissioners were asked what other public input they had received prior to the meeting. All had received calls and letters, most against the project. The letters are on file in the City Clerk's Office. Richard read a letter supporting the project and Attorney Ballard had received two calls in support. A petition was received bearing 26 signatures asking that a model of the project be made available for viewing before approving the project and that a detailed study be made of the effect of the project on traffic in the immediate area.

MOTION by Richard, seconded by Bauer, to approve the proposed changes to the University Heights Zoning Ordinance #79 as posted as the subject of this meeting. Bauer spoke explaining his potential no vote. Heitman continued to be concerned with the Marietta traffic. Monson spoke of the developers belief that they had presented the best possible solution to that problem. Richard spoke in rebuttal of several of the arguments from both the commission and the public. Richard called the question on the motion and a roll call vote was taken.

Bauer, nay. Dudler, nay. Heitman, nay, Richardson, aye. Wiitala, nay. Motion defeated

MOTION by Bauer, seconded by Heitman, to recommend that the University Heights City Council amend Section 9D of the zoning ordinance to read that one hundred thirty-two thousand eight hundred twenty-five (132,825) square feet of the R-3 Zone may not be encumbered by buildings, parking areas, or walkways, but rather shall be maintained as green space consisting of grass, trees, shrubs, or other living vegetation.

MOTION by Richard, seconded by Bauer, to table the previous motion. All voting aye. Carried

Further discussion was held with the developers regarding the future of the project. Bauer stated that he would present the Commission's decision to the City Council. A minority report could be presented if Richard wishes to do so.

MOTION by Heitman, seconded by Wiitala, to adjourn. Meeting adjourned at 10:40 p.m.

Attest _____
Jerry B. Musser, City Clerk

Approved _____
Chair, Zoning Commission