

MINUTES
May 12, 2020 – 5:30 p.m.
Planning and Zoning Commission
Online GoToMeeting

Present: Andrew Anderson, Kayla Bendorf, Rochelle Conway, Jodi Hansen and Wendi Ingram
Excused: Steve Nienhaus and Robert McFadden
Staff: Andrew Fangman, Assistant Community Development Director, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:

Rochelle Conway motioned to approved the March 10, 2020 minutes; Wendi Ingram seconded the motion. All ayes, motion carried.

Right-of-Way Vacation:

A Portion of the Cypress Street Right-of-Way that is Adjacent to 1001 E 2nd St.

Andrew Fangman explained that the vacation of portion of the Cypress St right-of-way adjacent to 1001 E 2nd St is needed for the completion of property acquisition rights for the Park Avenue Project because an easement is needed for the construction and maintenance of traffic signals for the intersection as well as to construct a pedestrian ramp in front of the building at 1001 E 2nd St. This area is currently being used as parking and to ease the impact of losing this parking, it is the intent for the City to convey a 20-foot wide portion of the vacated right-of-way adjacent to Cypress St to the adjoining property owner to use as parking. Mr. Fangman stated that he heard from Ann Meeker with Muscatine Downtown Investors LLC, who owns a neighboring property, concerning this right-of-way vacation and Ms. Meeker was not opposed to the vacation request but hoped the City will further improve Cypress St.

Jodi Hansen questioned if there are any current plans to improve Cypress St, to which Mr. Fangman stated there are no current plans but he would pass the request along to City Council for them to consider.

Wendi Ingram motioned to approve the right-of-way vacation request; seconded by Andrew Anderson. All ayes, motion carried.

Outline Development Plan:

Expansion of Cottage Grove Senior Housing Development • 1503 Houser St.

Nathan Mather with Stanley, Lande, and Hunter was present to discuss the request, stating that the developer, Chris Ales, is seeking to obtain funding from the Iowa Finance Authority for the expansion and as part of that process they must get the project approved by the City.

Wendi Ingram asked Mr. Mather to confirm that the facility expansion would remain on the same parcel and would be constructed on the space that is currently not used. Mr. Mather confirmed Ms. Ingram's statement, adding that there would be a few additions constructed on current buildings and that the new housing would be utilized for low-income housing. Jodi Hansen questioned if the facility would remain restricted to house only people aged 55 or older and Chris Ales stated that age requirement would still be in place. Ms. Ingram asked if the rental fees would increase for the buildings that would become 2 bedrooms. Mr. Ales stated that the fees will change based on the low-income housing tax credit program and as such the rent may actually be lower. Ms. Ingram questioned if the new private lift station would help ease the sewer/drainage issues on Allen St. Mr. Fangman explained that the Cottage Grove sewer currently goes out to Houser St then South to Allen St and with the new private lift station it would be redirected to go North to Cedar St and bypass Allen St entirely so it would help. Ms. Hansen asked if all of Cottage Grove would go through the new private lift station or only the new construction to which Mr. Fangman explained it would be all of Cottage Grove.

Jim Noble, 1610 Westfield Dr, shared his concerns about water runoff from this property causing drainage issues, increased traffic and about who would be paying for the new lift station. Mr. Fangman addressed these concerns explaining the City requires an engineer designed drainage plan that does not increase the stormwater discharge to be approved by City Officials prior to authorizing construction to begin, that according to a traffic study this type of expansion at the peak hour would generate roughly an additional 3.5 cars per hour, and the new lift station would be private meaning

the developer will construct and maintain it at their own expense. Mr. Fangman also added that to help with traffic the City Council directed that upon resumption of school left turns off of Fulliam Ave during morning and afternoon school hours will not be allowed.

Bruce Read, 2702 Steeple Ln, also voiced his concerns about drainage issued and questioned if the expansion will be on one level or two-story. Chris Ales stated that it will be one level and that the berm located near Mr. Read's home may need to be relocated depending on the final development plan and if it does need to be moved they will use silt fencing and protective measures to reduce the drainage as much as possible during construction.

Matthew Holdsworth, 2708 Steeple Ln, asked for the setback measurements on the Northwest side of the expansion which is adjacent to his property. Mr. Fangman stated the setback looks to be around 25-30 feet according to the outline plan. Mr. Ales reassured Mr. Holdsworth that the expansion will comply with all City setback requirements and they will change the plans if need be to adhere to the setbacks.

Blaine Curry, 2612 Steeple Ln, echoed the concerns about the drainage issues and Mr. Fangman stated that they will be sure to address the drainage issues fully at the preliminary development plan meeting once the drainage plan has been designed to resolve any lingering concerns about drainage issues. Kayla Bendorf questioned if there is a type of post review that is done to confirm everything is completed correctly. Mr. Fangman explained that as part of the process in issuing a Certificate of Occupancy, everything on the final development plan must be completed as shown. Mr. Ales gave a brief timeline of how the project will unfold stating that they hope to have the preliminary development plan ready by late fall for the City begin their review and to show the surrounding neighbors and discuss any potential concerns.

Kayla Bendorf motioned to approve the Outline Development Plan; seconded by Rochelle Conway. All ayes, motion carried.

Zoning Ordinance:

An Ordinance Correcting a Drafting Error in Section 10-22-1(B)(5)(b) of City Code, Maximum Fence Height in the Portion of the Street Side Yard that is Less than Six Feet from the Public Right-of-Way.

Andrew Fangman explained that this City Code Section pertains to street side yards and the intention is to allow solid fences up to 3 feet in height and open fences up to 6 feet in height when within 6 feet of the property line but in 2017 when the Code was updated the fence heights were accidentally reversed so this Ordinance is to correct the Code to the intended heights.

Jodi Hansen motioned to approve the Ordinance; seconded by Rochelle Conway. All ayes, motion carried.

Andrew Fangman explained to the Commission Members that City Council requested them to review the City Code Ordinance pertaining to the keeping of chickens in residentially zoned areas and the Commission Members agreed to schedule a special meeting on Tuesday, May 26, 2020 at 5:30 p.m. to review this request.

Meeting adjourned at 6:22pm.

ATTEST:

Jodi Hansen, Chairperson
Planning & Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Assistant Community Development Director