

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
JANUARY 27, 2020**

CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL

Chairperson Landon called the Planning and Zoning Commission to order at 7:00 p.m. in the Public Safety Complex. Members present were: Joe Canfield, Julio Chiarella, Cathy Haustein, Kisha Jahner, Dave Landon, Robin Pfalzgraf, Gary Van Vark, and Teri Vos. Absent: Mark Groenendyk, Julie Heerema Mueller, and Ann Visser. Staff present: City Administrator Mike Nardini and Deputy City Clerk Cynthia Vaske. Six members of the public were in attendance.

Annual Elections for Planning and Zoning Commission Chair and Vice-Chair

Canfield was elected Chair and Vos was elected Vice-Chair of the Commission for 2020.

APPROVAL OF TENTATIVE AGENDA

Motion by Pfalzgraf, second by Vos to approve the tentative agenda. Motion carried 8-0.

APPROVAL OF MINUTES

Motion by Pfalzgraf, second by Chiarella to approve the minutes of the December 9, 2019 meeting. Motion carried 8-0.

PUBLIC HEARINGS

Consider a Rezoning Application to Change the Base Zoning District of the Property Located at 405 Truman Road from M1, Limited/Light Industrial, to CC, Community Commercial

Jacque Zondervan has submitted a rezoning application to change the base zoning district of the property located at 405 Truman Road from M1, Limited/Light Industrial, to CC, Community Commercial. The subject property is currently used as Amusement Recreation and Daycare land uses. As further background, the existing daycare was required to obtain a Special Use Permit (SUP) to operate at this location, but this SUP will continue to run-with-the-land up until operations cease for six months. The applicant has indicated their need to move their retail furniture store, known as Bruxvoort's Decorating Center, to a larger facility. Additionally, Retail land uses are prohibited in the M1 zone but are permitted by right in the CC zoning district, which is the reason for the rezoning request.

Staff believes the rezoning request meets the requirements of the City's Zoning Code and is consistent with the City's Comprehensive Plan. Therefore, staff is recommending approval of the rezoning application as submitted.

Convened **Public Hearing** on the rezoning request. No written comments were received.

As no further comments were received, the **Public Hearing** was closed.

Canfield asked whether property rezonings are typically requested by the landowner or the City. City Administrator Mike Nardini replied that the City can initiate rezonings, but that it happens rarely; most rezonings are initiated by property owners.

Motion by Jahner, second by Van Vark to approve the rezoning request as submitted. Motion carried 8-0.

NEW BUSINESS PROPOSED

Consider a Site Plan Application Submitted by Second Christian Reformed Church to Construct a 17,438-Square Foot Church Facility Near the Corner of E. Oskaloosa Street and 240th Place

Second Christian Reformed Church has submitted a site plan to construct a new church facility at the corner of E. Oskaloosa Street and 240th Place. The 14.9-acre subject property is currently zoned Institutional (INS) and used for agricultural production. The developer has noted that only 6.3-acres of the subject property will be necessary to facilitate this development project. Therefore, the remaining 8.6-acres will remain undeveloped. This is important to note because the subject property was rezoned to its current INS classification in 2018 with the condition that Religious Assembly be the only permitted land use for this site. As further background, this project will occur in two phases. A majority of the development will occur during the first phase, while the second phase will consist of an expansion to the parking lot, construction of an accessory structure, and building an addition to the main structure.

Staff believes the proposed site plan meets the requirements of the City's zoning code and is consistent with the City's Comprehensive Plan. Therefore, staff is recommending the site plan be approved as submitted.

Chiarella said the City may want to look at lowering the speed limit near this site, due to the increase in traffic from the church. Pfalzgraf shared her concern with retention ponds on the property and the safety of children near them. Pelds Design Services Director of Architecture/Business Development Daniel Willrich said the basins are intended to be dry unless there is significant rainfall.

Motion by Chiarella, second by Canfield to approve the site plan as submitted. Motion carried 8-0.

OTHER BUSINESS/PUBLIC FORUM

2020 Meeting Schedule

Nardini stated the next regular Commission meeting is scheduled for February 24, 2020. On that meeting's agenda will be the Prairie Ridge Urban Renewal Plan as well as the subdivision plan. The Commission will also continue their work session from the December 9, 2019 meeting on proposed text amendments to Chapter 165 of the City's Zoning Code.

Adjourned at 7:28 p.m.