

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
MARCH 3, 2020**

CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL

Chairperson Canfield called the Planning and Zoning Commission to order at 11:00 a.m. in the Public Safety Complex. Members present were: Joe Canfield, Julio Chiarella, Julie Heerema Mueller, Kisha Jahner, Robin Pfalzgraf, Ann Visser, and Teri Vos. Absent: Mark Groenendyk, Cathy Haustein, Dave Landon, and Gary Van Vark. Staff present: City Administrator Mike Nardini, Zoning Administrator Bryce Johnson, and Deputy City Clerk Cynthia Vaske. No members of the public were in attendance.

APPROVAL OF TENTATIVE AGENDA

Motion by Visser, second by Jahner to approve the tentative agenda. Motion carried 7-0.

APPROVAL OF MINUTES

Motion by Chiarella, second by Vos to approve the minutes of the February 24, 2020 meeting. Motion carried 7-0.

PUBLIC HEARINGS

None.

NEW BUSINESS PROPOSED

Consideration of a Recommendation to the Pella City Council that the Proposed City of Pella Prairie Ridge Urban Renewal Plan and the Marion County Prairie Ridge Urban Renewal Plan Align and Are in Conformance with the City's Comprehensive Plan

The Pella City Code requires the Planning and Zoning Commission to review all new urban renewal plans for conformance with the City's Comprehensive Plan. The proposed Prairie Ridge Urban Renewal Plan is intended to provide redevelopment opportunities for residential housing development in our community. It is important to note that because both the City of Pella and Marion County intend to support the development activities, the Commission must consider the urban renewal plan for both the City and the County. On February 24, 2020, the Planning and Zoning Commission held a work session to discuss this proposed plan.

The Prairie Ridge Urban Renewal area is located north of the west intersection of Fifield Road and Washington Street/Highway G28. Ninety-one single-family housing units and 45 condo/townhome housing units are proposed within the Urban Renewal Area. Construction of the housing units is anticipated to be completed over a number of years, with all housing units anticipated to be complete and fully assessed by January 1, 2030. In order to accomplish the project, the development requires infrastructure improvements at an estimated cost of \$4.3 to \$4.7 million. To support the continue development of Marion County, the County has indicated a desire to support the project through financing the cost of the public infrastructure with repayment through the use of TIF. Additionally, the TIF is expected to cover the cost of low-and-moderate income housing withholding requirements.

In summary, the proposed Prairie Ridge Urban Renewal Plans are intended to promote new housing and residential development in the community. Staff believes the proposed plans align and are in conformance with the City's Comprehensive Plan. It is important to note, the Pella City Council is expected to formally consider these plans at their meeting on March 17, 2020.

In response to questions from the Commission, City Administrator Mike Nardini explained that the 45 townhomes will be located on the eastern side of the development, which will be priced around \$180,000.00 and built as eight plexes.

Motion by Chiarella, second by Jahner to approve a recommendation to the Pella City Council that the proposed City of Pella Prairie Ridge Urban Renewal Plan and Marion County Prairie Ridge Urban Renewal Plan align and are in conformance with the City's Comprehensive Plan. Motion carried 7-0.

OTHER BUSINESS / PUBLIC FORUM

Regular Meeting Scheduled for March 23, 2020

The next regular Commission meeting is scheduled for March 23, 2020. On the agenda for that meeting will be updates on potential upcoming development.

Adjourned at 11:10 a.m.