

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
APRIL 6, 2020**

CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL

Chairperson Canfield 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 (via phone), Mark Groenendyk, (via phone), Cathy Haustein (via phone), Julie Heerema Mueller (via phone), Kisha Jahner (via phone), Dave Landon (via phone), Robin Pfalzgraf (via phone), Gary Van Vark, Ann Visser (via phone), and Teri Vos (via phone); absent: None. Staff present: City Administrator Mike Nardini, Planning and Zoning Director Matthew Lepke (via phone), and Deputy City Clerk Cynthia Vaske. Due to heightened public health risks associated with the COVID-19 pandemic, accommodations were made to broadcast this meeting via conference call. Eleven members of the general public attended the conference call and two attended the meeting in person.

APPROVAL OF TENTATIVE AGENDA

Motion by Visser, second by Pfalzgraf to approve the tentative agenda. On roll call the vote was: ayes: Visser, Pfalzgraf, Canfield, Chiarella, Haustein, Heerema Mueller, Landon, Van Vark, Vos; nays: none; no response: Groenendyk and Jahner. Motion carried 9-0.

APPROVAL OF MINUTES

Motion by Van Vark, second by Chiarella to approve the minutes of the March 3, 2020 meeting. On roll call the vote was: ayes: Van Vark, Chiarella, Canfield, Haustein, Heerema Mueller, Landon, Pfalzgraf, Visser, Vos; nays: none; no response: Groenendyk and Jahner. Motion carried 9-0.

PUBLIC HEARINGS

Consider a Rezoning Application to Establish a Planned Unit Development Overlay Zone for the Project Known as the View Pointe Condominiums

The proposed ordinance would amend the zoning district of three properties located on the south side of the dead-end of West 16th Street by adding a Planned Unit Development (PUD) overlay zone to the original Community Commercial (CC) base zoning district. The developer, Kading Properties, is proposing a privately-owned residential development that consists of a combination of duplexes and townhomes.

The proposed development includes 92 residential units that are primarily duplexes with some townhomes. It is important to note that the proposed development will remain under single ownership with the intent of renting the properties. Included with this development is a large, interior greenspace area with a walking path and picnic tables for use by the residents. The developer estimates the construction cost of the overall project is approximately \$10.8 million. In considering this project, it is important to note the development will be served by private drives which are being built to public infrastructure standards.

The proposed ordinance requires the development to be in conformance with the applicable zoning district except for the following modifications:

Zoning Requirements:

1. The proposed development is required to be developed in accordance with the standard zoning provisions of the Community Commercial (CC) zoning district.
2. The required street infrastructure will be built to public infrastructure standards as found in the City's subdivision code but will remain private.
3. Given that the development is required to comply with the site plan (Exhibit A) and the color renditions (Exhibit B), the ordinance waives any other design review.
4. All utilities, public and/or private, are required to be constructed to comply with Pella City Code and Standard Urban Design and Specifications.
5. To ensure proper use of the proposed development, the use is limited to duplex residential and multi-family residential.

Staff believes the proposed ordinance meets the requirements of the City's zoning code. In addition, staff also believes the proposed ordinance is consistent and in conformance with the City's Comprehensive Plan. Therefore, staff recommends approval of the proposed ordinance.

Karie Ramsey, with Kading Properties, gave a brief overview of the company and the proposed development via phone

Convened **Public Hearing** on the rezoning request. One written comment in opposition of the rezoning was received and included in the meeting packet.

Ramsey spoke in favor of the rezoning application and answered questions from the Planning and Zoning Commission.

Pfalzgraf expressed concern for people with businesses located near the proposed development who may not have anticipated residential development in this area. City Administrator Mike Nardini explained that even higher density residential development than what is being proposed would be allowed by right under the property's current CC zoning.

In response to concerns shared by Pfalzgraf about parking, Ramsey explained the number of parking spaces that will be available for each type of housing unit within the development and stated Kading Properties would be in favor of not allowing parking on West 16th Street.

Van Vark stated he did not think this is the right location for this housing development and that he would not be able to support the rezoning request. Nardini stated that this development would abut other residential property, including The Reserves at Mill Farm as well as the future Prairie Ridge development.

Vos questioned the occupancy rate for Kading Properties' developments in other communities. Ramsey replied that that of the 1,500 properties they own in Iowa, there are currently seven vacant properties available for lease.

Scott and Ernie Visser, with Pella Printing, were present and expressed concerns with the location of the development and how that might impact deliveries to their business on West 16th Street, as well as parking and traffic. S. Visser asked what monthly rent will be for the units. Ramsey replied it will likely range from \$950.00 to \$1,300.00 per month.

Motion by Van Vark, second by Jahner to close the public hearing as no further comments were received. On roll call the vote was: ayes: Van Vark, Jahner, Canfield, Chiarella, Landon, Heerema Mueller, Pfalzgraf, Visser, Vos; nays: none; no response: Groenendyk and Haustein. Motion carried 9-0.

In response to a question from Vos, Nardini explained that the City Council can review requests to change the parking restrictions on West 16th Street, should any be brought forward for their consideration.

Motion by Chiarella, second by Landon to approve the ordinance as submitted. On roll call the vote was: ayes: Chiarella, Landon, Canfield, Heerema Mueller, Visser, Vos; nays: Van Vark; no response: Groenendyk, Haustein, Jahner, and Pfalzgraf. Motion carried 6-1.

NEW BUSINESS PROPOSED

Consider a Master Site Plan Application to Facilitate the Development of a 92-Unit Residential Development Known as the View Pointe Condominiums

Kading Properties has submitted a master site plan to construct 92 residential dwelling units on the south side of the dead-end of West 16th Street. The development area consists of three vacant lots approximately 12.51 acres in size. As background, single-family and two-family dwelling units do not need to obtain site plan approval; however, because the proposed dwelling units are not on individual lots, the proposed development is considered a multiple-family residential development which does require site plan approval. It should be noted that the developer has requested the Planning and Zoning Commission consider the proposed site plan contingent on the approval of the Planned Unit Development (PUD) rezoning by the Pella City Council.

Staff believes the proposed master site plan meets the requirements of the City's zoning code and is consistent with the City's Comprehensive Plan. Therefore, staff recommends conditional approval of the master site plan, in which the plan is approved, but issuance of Certificates of Occupancy is contingent upon the Pella City Council approving a plan for improving fire flows for this area. Additionally, staff recommends conditional approval of the site plan contingent on adoption of the proposed PUD by the Pella City Council.

At 8:15 p.m., the conference call lost connection and was reconnected at 8:16 p.m.

Motion by Landon, second by Chiarella to conditionally approve the site plan contingent upon City Council's approval of the PUD. On roll call the vote was: ayes: Landon, Chiarella, Canfield, Heerema Mueller, Jahner, Pfalzgraf, Visser, Vos; nays: Van Vark; no response: Groenendyk and Haustein. Motion carried 8-1.

Consider a Site Plan Application Submitted by De Ruiter Lawn to Construct a Cold Storage Warehouse Building at 430 S.E. 14th Street

De Ruiter Lawn Equipment has submitted a site plan to construct a 5,616-square foot cold storage warehouse at 430 SE 14th Street. The 0.90-acre subject property is currently undeveloped and located in the Limited/Light Industrial (M1) zoning district.

Chapter 165.36(F)(3) requires the proposed site plan to conform to the City's Comprehensive Plan. The *Future Land Use Map* of the Comprehensive Plan identifies this site for "General Industrial" land uses. Staff believes the proposal meets the community's goals listed in the Comprehensive Plan and complies with the *Future Land Use Map*. Staff believes the proposed site plan meets the minimum 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.

Motion by Van Vark, second by Pfalzgraf to approve the site plan as submitted. On roll call the vote was: ayes: Van Vark, Pfalzgraf, Canfield, Chiarella, Heerema Mueller, Jahner, Landon, Visser, Vos; nays: None; no response: Groenendyk and Haustein. Motion carried 9-0.

Consider a Site Plan Application Submitted by the City of Pella to Construct a Telecommunications Building Near the Corner of South Prairie and Truman Road

The City of Pella has submitted a site plan to construct a 16,500-square foot building to support the City's electric utility, as well as the proposed telecommunications utility. The facility will include a combination of office space and indoor storage space. The eight-acre parcel currently includes a roughly 14,000 square-foot existing building that serves as the City's Electric Distribution Office. The property is located in the Heavy Industrial (M2) zoning district.

Staff believes the proposed site plan meets the minimum 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.

Motion by Landon, second by Visser to approve the site plan as submitted. On roll call the vote was: ayes: Landon, Visser, Canfield, Chiarella, Heerema Mueller, Jahner, Pfalzgraf, Van Vark, Vos; nays: None; no response: Groenendyk and Haustein. Motion carried 9-0.

Consider a Site Plan Application Submitted by Bruxvoort's Decorating Center to Create a Truck Turnaround Area at 405 Truman Road

Bruxvoort's Decorating Center has submitted a site plan application to pave over 2,000-square feet at the property located at 405 Truman Street. The purpose of this site plan is to facilitate two new loading docks and internal sidewalks to the new building entrance. It is important to note that this property was recently rezoned to facilitate their business operations.

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.

Motion by Chiarella, second by Jahner to approve the site plan as submitted. On roll call the vote was: ayes: Chiarella, Jahner, Canfield, Heerema Mueller, Jahner, Landon, Pfalzgraf, Van Vark, Visser, Vos; nays: none; no response: Groenendyk and Haustein. Motion carried 9-0.

OTHER BUSINESS / PUBLIC FORUM

Regular Meeting Scheduled for April 27, 2020

The next regular Planning and Zoning Commission meeting is scheduled for April 27, 2020. The agenda for that meeting will include consideration of a preliminary plat for the Prairie Ridge development.

Adjourned at 8:36 p.m.