

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
APRIL 24, 2023**

CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL

Chairperson Vos called the Planning and Zoning Commission to order at 6:09 p.m. in the Public Safety Complex. Members present were: Sarah Buchheit, Joe Canfield, Cathy Haustein (via telephone), Tom Johnson, Marc Vande Noord, and Teri Vos; absent: Julio Chiarella, Bob Smith, and Ann Visser. Staff present: Planning and Zoning Director Gerald Buydos, Zoning Analyst Jared Parker, Local Programming Coordinator Monte Goodyk, and the Deputy City Clerk. Three members of the public were present.

APPROVAL OF TENTATIVE AGENDA

Motion by Canfield, second by Buchheit to approve the tentative agenda. Motion carried 6-0.

APPROVAL OF MINUTES

Motion by Vande Noord, second by Johnson to approve the minutes of the March 27, 2023 meeting. Motion carried 6-0.

NEW BUSINESS PROPOSED

Consider a Preliminary Plat, Submitted by Larry and Lilla Terpstra, for 2023 Hwy 163

Larry and Lilla Terpstra submitted a preliminary plat to create three parcels along 210th Avenue and Highway 163. The 365.88-acre site is currently partially developed and is zoned Agricultural (A1). The applicant wishes to reorganize the existing 20 parcels into three separate parcels. Two parcels have been built upon and one parcel will be vacant.

Chapter 170.06.2 tasks the Planning and Zoning Commission to review the proposed preliminary plat for conformance with the City's Comprehensive Plan. The Comprehensive Plan's Future Land Use Map identifies this site as Agricultural and Urban Reserve. The existing use complies with this designation and the Comprehensive Plan.

The proposed preliminary plat satisfies pertinent City Code and is consistent with the Comprehensive Plan. Staff recommended approval of the preliminary plat as submitted.

Canfield inquired about the proposed irregular lot lines. Planning and Zoning Director Gerald Buydos explained that, in this case, the preliminary plat is to consolidate the parcels into three lots for estate planning purposes.

Motion by Vande Noord, second by Canfield to approve the preliminary plat as submitted. Motion carried 6-0.

OTHER BUSINESS / WORK SESSION

Next Meeting Date

The next regular Planning and Zoning Commission meeting is scheduled for May 22, 2023.

Other

Buydos reported that an update to the City of Pella's Comprehensive Plan and the Zoning Code will be forthcoming, and that these items will be discussed at future work sessions.

Buydos said that U.S. Cellular's 5G towers are currently being constructed downtown. He explained that U.S. Cellular will be designing a metal shell to disguise and conceal the flange at the bottom of the tower. The design will be similar to the bases of the existing traffic signals.

Buydos distributed elevations to the Commission for a proposed coffee shop site plan that will be reviewed by the Commission at a future meeting.

Adjourned at 6:20 p.m.