

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
MAY 22, 2023**

CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL

Vice-Chairperson Joe Canfield called the Planning and Zoning Commission to order at 6:00 p.m. in the Public Safety Complex. Members present were: Sarah Buchheit, Joe Canfield, Julio Chiarella, Cathy Haustein, Tom Johnson, Bob Smith, Marc Vande Noord, and Ann Visser; absent: Teri Vos. Staff present: Planning and Zoning Director Gerald Buydos, Zoning Analyst Jared Parker, Local Programming Coordinator Monte Goodyk, and the Deputy City Clerk. Five members of the public attended the meeting in person and one attended via telephone.

APPROVAL OF TENTATIVE AGENDA

Motion by Visser, second by Vande Noord to approve the tentative agenda. Motion carried 8-0.

APPROVAL OF MINUTES

Motion by Johnson, second by Chiarella to approve the minutes of the April 24, 2023 meeting. Motion carried 8-0.

NEW BUSINESS PROPOSED

Consider a Site Plan Submitted by Pella Retail Management LLC to Construct a Drive-Through Restaurant and a Retail Store on the Northwest Corner of Washington Street and West Ninth Street

Pella Retail Management, LLC submitted a site plan application for a new development project to construct a retail space and drive-through restaurant on the northwest corner of West Ninth Street and Washington Street. The property is located directly across West Ninth Street from Central Tire & Auto on Washington Street. The property is zoned Community Commercial (CC) and is located within the Gateway Corridor (GC) Overlay District. A summary of the requested project is provided below.

Proposed Project:

1. Construct a new 2,312-square-foot drive-through restaurant and an adjacent 1,819 square-foot retail suite.
2. The restaurant will have a single drive-through with a 15-car stack.
3. Project will provide 60 parking spaces (34 required by code).

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 recommended the site plan be approved as submitted with Conditions of Approval. The Conditions of Approval are: Community

Development Committee (CDC) architectural and sign approval as well as City Council acceptance of public infrastructure for streets and public sewer installation. All Conditions of Approval must be satisfied before the City of Pella will issue a Certificate of Occupancy for the building.

Vande Noord stated that the west Washington Street corridor is becoming quite busy and asked whether the City has considered installing a turn lane or an additional stop light in that area. Zoning Analyst Jared Parker replied that that was not considered as part of the site plan application, but that he would note Vande Noord's concern.

Parker explained that West Ninth Street would be reconstructed from the intersection of Washington Street to the north property line of parcel 1740200900, on which the proposed building will be constructed.

Stonefield Project Design Engineer Alejandro Fernandez was present via telephone on behalf of the applicant to speak in favor of the site plan and to answer questions from the Commission.

Motion by Vande Noord, second by Visser to approve the site plan as submitted on the condition that CDC architectural and design approval is received as well as City Council acceptance of public infrastructure for streets and public sewer installation. Motion carried 8-0.

Consider a Site Plan Submitted by Mike Langstraat to Construct a Building Addition to the Property Located at 2079 Old Hwy 163

Mike Langstraat submitted an application to construct an addition to his business at 2079 Old Highway 163. This property is located along the north side of the road. A summary is provided below:

Proposed:

1. Building addition consisting of approximately 2,700 square feet to be added to the existing building, which is approximately 7,460 square feet.
2. New pavement consisting of approximately 5,263 square feet to be added.

Staff believes the proposed site plan meets the requirements of the City's zoning code and is consistent with the City's Comprehensive Plan. However, to incorporate the expanded paving requirements, staff recommended the site plan be approved with the condition of the paving being completed within 24 months of the building permit being approved. The project will also require a design permit from the CDC.

The applicant, Mike Langstraat, was present to speak in favor of the site plan and to answer questions from the Commission.

Motion by Johnson, second by Vande Noord to approve the site plan as submitted with the conditions that paving must be completed within 24 months of the building permit being approved and receive design approval from the CDC. Motion carried 8-0.

Consider a Site Plan Submitted by Faith Christian Reformed Church to Construct a Building Addition at 409 E. University St.

Faith Christian Reformed Church submitted an application to construct an addition to the church. This property is located immediately to the south of Pella Community High School. A summary is provided below:

Proposed:

1. Building addition consisting of approximately 9,600 square feet to be added to the existing building, which is approximately 10,228 square feet.
2. New pavement consisting of approximately 18,000 square feet to be added to the remaining impervious area of approximately 46,700 square feet.

Scott De Penning asked about the water detention for the site. Parker explained that the plan was reviewed by the City's engineering consultant.

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 recommended the site plan be approved as submitted.

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

OTHER BUSINESS / WORK SESSION

Next Meeting Date

The next regular Planning and Zoning Commission meeting is scheduled for June 26, 2023.

Adjourned at 6:24 p.m.