

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
JUNE 22, 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, Cathy Haustein (via phone), Kisha Jahner, Dave Landon, Robin Pfalzgraf, Gary Van Vark, and Ann Visser; absent: Julie Heerema Mueller and Teri Vos. Staff present: City Administrator Mike Nardini, Planning and Zoning Director Matthew Lepke, 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. Eight members of the public were present.

APPROVAL OF TENTATIVE AGENDA

Motion by Landon, second by Jahner to approve the tentative agenda. Motion carried 9-0.

APPROVAL OF MINUTES

Motion by Van Vark, second by Pfalzgraf to approve the minutes of the April 27, 2020 meeting. Motion carried 9-0.

PUBLIC HEARINGS

Consider a Rezoning Application for Land at the Northern Terminus of W. 12th St., to Change the Zoning from A1 (Agricultural) to M1 (Limited/Light Industrial)

Jeff Dingeman has submitted a rezoning application for land at the northern terminus of W. 12th St. to change the zoning from A1 (Agricultural) to M1 (Limited/Light Industrial). The subject property is currently zoned A1 (Agricultural). The proposed zoning for this property is M1 (Limited/Light Industrial). The land southwest of the subject site is zoned M1; properties to the south on either side of W. 12th Street, as well as one on the southeast corner, are zoned Community Commercial (CC). A1 zoning encompasses the subject site on the northwest, north, and east sides.

The applicant proposes conditions on the M1 district for the site, removing several intensive uses that would otherwise be permitted in M1. These uses to be disallowed include: Cocktail Lounge, Kennels, Restricted Business (Adult Entertainment), Recycling Collection, Recycling Processing, Recycling Processing Limited, and Tattoo Parlor. The applicant has also volunteered installing additional landscaping/screening and/or building design elements.

The rezoning request does not comport with the Future Land Use Map and Industrial Growth Area Map, but serves to replace some light industrial land lost to recent housing projects on the west side of the Highway 163/Washington Street interchange. The applicant proposes M1 zoning, but has volunteered to remove several intensive uses from that zone district. Staff finds compelling cases for both approval and denial of the request, but recommends denial solely based on the Comprehensive Plan.

Convened **Public Hearing** on the rezoning request.

Motion by Van Vark, second by Pfalzgraf to enter written comments by Jeff Dingeman into the public record. Included in the written comments was a proposal from Dingeman suggesting that in lieu of both parcels being rezoned to M1, he would like Parcel 1455200205 and an additional 800 feet north of that parcel be rezoned M1, thus leaving the remaining portion of Parcel 1455200225 zoned A1. Motion carried 9-0.

Dingeman was present to answer questions from the Commission.

Van Vark indicated his support for Dingeman's alternative proposal.

City Administrator Mike Nardini confirmed that a voluntary petition was not received with the rezoning application.

Motion by Jahner, second by Visser to close the public hearing as no further comments were received. Motion carried 9-0.

Motion by Pfalzgraf, second by Van Vark to approve the alternative rezoning proposal, which was submitted by Dingeman to rezone Parcel 1455200205 and an additional 800 feet north of that parcel to M1, thus leaving the remaining portion of Parcel 1455200225 zoned A1. Motion carried 9-0.

Consider a Rezoning Application for a Portion of the Proposed Lely North America Facility, to Change the Zoning from A1 (Agricultural) to M2 (Heavy Industrial)

The 163 Properties Corporation has submitted a rezoning application for the proposed Lely North America manufacturing facility to change the zoning from A1 (Agricultural) to M2 (Heavy Industrial). The subject property is currently agricultural land. The other portions of the Lely site have already been zoned M2.

The applicant proposes conditions on the M2 district for the site. These are the same as were approved with the previous Lely site rezoning. The proposal removes many intensive uses that would otherwise be permitted in M2. These uses to be disallowed include: Commercial Feedlots, Livestock Sales, Administration, Business/Trade School, Cocktail Lounge, Kennels, Restricted Business (Adult Entertainment), Vehicle Storage (Long-term), Vehicle Storage (Short-term), Veterinary, Mini Storage, Recycling Collection, Recycling Processing, Recycling Processing Limited, Salvage Services, Concrete Batch Plant, and Tattoo Parlor.

The rezoning request comports with the Future Land Use Map and Industrial Growth Area Map, as well as City Zoning Code. Staff recommends approval as submitted.

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

Lely North America President Chad Huyser was present to answer questions from the Commission.

Motion by Pfalzgraf, second by Jahner to close the public hearing as no further comments were received. Motion carried 9-0.

Motion by Landon, second by Pfalzgraf to approve the rezoning request as submitted. Motion carried 9-0.

NEW BUSINESS PROPOSED

Consider a Preliminary Plat Application Submitted by RDP Holdings, LLC and ATI Group to Subdivide Two Parcels into 100 Lots and Associated Outlots

RDP Holdings, LLC and ATI Group have submitted a preliminary plat to subdivide two parcels, totaling approximately 47.56 acres, into 100 buildable lots and associated outlots. The subject property is located north of Washington Street/Highway G28, north of the Fifield Road intersection. On July 16, 2019, the City Council approved an ordinance to rezone this property to Planned Unit Development (PUD).

The proposed development will feature both single-family detached and multiple-family residential dwellings, as well as commercial pad sites to the south. The development is planned in three phases; Phase 1, five commercial lots; Phase 2, 21 single-family detached lots and multiple-family dwellings on Lot 1; and Phase 3, the remaining 74 single-family detached lots. The residential portions are slated to be developed first.

The preliminary plat has been revised in response to input from various departmental and agency reviewers. The preliminary plat meets the minimum requirements of the zoning and subdivision ordinances while conforming to the City's Comprehensive Plan by meeting a priority goal for the provision of various housing options. Staff recommends approval of the preliminary plat as submitted, with the understanding that construction plans may yet be amended as further discussion takes place between the developer, City engineering consultant, and Public Works Department concerning matters such as the sanitary sewer facilities for the Phase 1 (commercial) portion.

Jahner asked for an example of higher density residential developments in close proximity to commercial development. Nardini said there are not any similar existing developments in Pella, but there are such developments in the Des Moines metro area. In response to questions from the Commission, Nardini explained that in order for a final plat to be approved, the infrastructure for the development must be built and installed in accordance with City standards and then dedicated to the City.

Motion by Landon, second by Van Vark to approve the preliminary plat as submitted. Motion carried 9-0.

OTHER BUSINESS / PUBLIC FORUM

Next Meeting Scheduled for July 27, 2020

The next Planning and Zoning Commission meeting is scheduled for July 27, 2020.

Nardini introduced Planning and Zoning Director Matthew Lepke to the Planning and Zoning Commission.

Adjourned at 7:54 p.m.