

WATERLOO PLAN COMMISSION – Minutes for July 28, 2020

PUBLIC HEARING – CONDITIONAL USE APPLICATION - Larry Waldo, 612 Jefferson Street, To Allow The Construction Of A 20' X 20' (400 Sq. Ft.) Accessory Building Addition. A Conditional Use Permit Is Required For Additional Garage Space Of This Amount In A Residential District.

1. **PUBLIC HEARING CALL TO ORDER.** Mayor Quimby called the public hearing to order at 7:00 pm. Plan Commissioners attending: Leisses, Crosby, Reynolds, Quimby, Sorenson and Lannoy. Absent: Petts. Others attending: Tom Blyth; Larry Waldo; Maureen Giese & Clerk/Treasurer.
2. **PUBLIC HEARING COMMENT.** No comments.
3. **ADJOURN PUBLIC HEARING. MOTION:** Moved by Lannoy, seconded by Leisses to close the public hearing at 7:01 pm. **VOICE VOTE:** Motion carried.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. **CALL TO ORDER AND ROLL CALL.** Mayor Quimby called the regularly scheduled meeting to order at 7:02 pm. Plan Commissioners attending: Leisses, Crosby, Reynolds, Quimby, Sorenson and Lannoy. Absent: Petts. Others attending: Tom Blyth; Larry Waldo; Maureen Giese & Clerk/Treasurer.
2. **APPROVAL OF PRIOR MEETING MINUTES – June 23, 2020. MOTION:** Moved by Lannoy, seconded by Reynolds to approve the minutes. **DISCUSSION:** Maureen Giese said she was not listed as attending the June meeting. **VOICE VOTE:** Motion carried noting the correction that Maureen Giese was in attendance. Motion carried.
3. **CITIZEN INPUT.**
4. **COMPLIANCE & ENFORCEMENT REPORT.** Hansen noted the addition of two blighted properties and Quimby inquired about adding the broken windows and mold at 692 West Madison Street (former Burger King location).
5. **UNFINISHED BUSINESS**
 - a. **Comprehensive Plan Review, Commissioner's Items To Include Or Exclude. DISCUSSION:** Hansen said the agenda item was to gain a sense from Commissioners as to what should be in and not in the Comprehensive Plan.

Quimby spoke in favor of a short plan update which would be an addendum (or preface) to the existing. She indicated focus on three measurable outcomes or goals to work on for the next five years: (1) Economic Development -- along Portland Road and Downtown (Hart building area); (2) Neighborhood Developments – single family, multi-family and senior housing along with blight remedy with the city targeted towards businesses, homes and roads; (3) continuation of a Green & Healthy theme with expansion of walkable paths with connectedness to neighbors, parks & schools with an emphasis on beautification throughout including river clean-up for recreational use & beauty and continuation of the Tree City designation.

Lannoy said all items marked void in the existing plan by the Clerk/Treasurer to prompt discussion should be removed adding it doesn't make sense to keep outdated items. He said the document contained too much fluff. He said the getting rid of old Madison Street gas station should be included; civic organizations were not active, with only youth sports active. He said learn from others like Marshall as to why they are growing.

Leisses said smaller communities have challenges with overall comprehensive plans, being more reactive to opportunities than directing a plan. He said Waterloo is comparable to Horicon. He said an addendum as suggested would create a focused document.

Sorenson said his focus was on infrastructure and you can get to infrastructure as needed without a plan.

Maureen Giese said the comprehensive plan was the most valuable document the city had. Adding it was necessary to have a mission statement and master plan. She said much work was put into the prior plan, many citizens contributed, it contained noteworthy historic downtown information. She said doing away with it would be going in the wrong direction. She said on November 29th she provided plan information as requested by the City. She said city gateway initiatives had not been implemented. She mentioned the pop-up storefront initiative.

MOTION: Moved by Sorenson, seconded by Lannoy to direct the Mayor and Clerk/Treasurer to draft a plan update for the next meeting. VOICE VOTE: Motion carried.

6. NEW BUSINESS

- a. City Of Waterloo Conditional Use Permit Request, Larry Waldo, 612 Jefferson Street, To Allow The Construction Of A 20' X 20' (400 Sq. Ft.) Accessory Building Addition. A Conditional Use Permit Is Required For Additional Garage Space Of This Amount In A Residential District. DISCUSSION: Leisses raised questions about how the new structure would drain storm water saying efforts should be made to prevent a flow south onto Jefferson Street. Waldo indicated he was not planning to install gutters or downspouts. Leisses asked if building materials would match the existing home. Waldo indicated yes. Waldo noted that he had redesigned the roof line to meet the 15 foot height restrictions. Sorenson said Waldos original plan was OK and should be approved. Leisses questions the 15 foot limited given the nearby structures. Waldo said he only wanted to attend one meeting and was fine with the revised roof line. MOTION: Moved by Sorenson, seconded by Lannoy to recommend Council approval. VOICE VOTE: Motion carried.
- b. Review Of Hickory Lane Proposed Lot Line Adjustment, Timber Creek. DISCUSSION: Hansen presented a property owner concept for informational purposes only. It consisted of dividing off a portion of property to an adjacent property owner by way of lot line adjustment. Leisses indicated that a CSM would be the appropriate means to go to allow for a sale of property. Tom Blyth (prospective buyer) described his interests as room for a fence and dog. Quimby indicated that property owner Mike Hedtcke has suggested he would donate land and develop other segments of the original 26 acre parcel he owns. Leisses said if a lot was extended north along Hickory the public dedication of additional land along Hickory would also be appropriate. Hansen said he would follow-up with Hedtcke regarding being able to carry out the modification as a lot line adjustment. No action taken.

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS. None.

8. ADJOURNMENT. MOTION: Moved by Lannoy, seconded by others to adjourn. Approximate time: 8:05 p.m.



Mo Hansen
Clerk/Treasurer