

WATERLOO PLAN COMMISSION – Minutes for July 27, 2021

PUBLIC HEARING (1 OF 2) – CONDITIONAL USE APPLICATION – JAEGER, 200 CLARKSON ROAD

1. PUBLIC HEARING CALL TO ORDER . Mayor Quimby called the public hearing to order at 7:00 pm. Plan Commissioners attending: Crosby, Quimby, Sorenson, Reynolds, Lannoy and Leisses. Absent: Petts. Others attending: Aaron Sturgill, Tom Jaeger, Dean Jaeger and the Clerk/Treasurer.
2. PUBLIC HEARING – Conditional Use Application, Thomas & Theresa Jaeger, 200 Clarkson Road. The applicants request to be allowed a commercial use of two existing outbuildings for a welding/repair business. The contemplated use is not a permitted use unless deemed by the Plan Commission to be a use customarily incident to any of the Agricultural District permitted uses. Alternatively, a conditional use may be granted if the Plan Commission finds the contemplated use compatible, or similar in nature, to the stated allowable conditional uses. Tax Parcel #290-0813-0611-000. DISCUSSION: The applicant described the use saying it would start as a part-time occupation during the evenings; be indoors; would involve posting a commercial sign; and would involve metal fabrication, welding and repairs. Jaeger said he wanted to be pro-active and would consider moving to an industrial site if the business expanded. In reply to a Crosby question, he said there was adequate existing driveway access. Jaeger said he would be the lone employee. Dean Jaeger, 356 Clarkson Road, spoke in support of his son's application saying Tom Jaeger was a professional welder in Middleton. No other member of the public addressed the Plan Commission. The Mayor said the future land use map called for the area to be mixed-use.
3. ADJOURN PUBLIC HEARING. Mayor Quimby adjourned the public hearing at approximately 7:12 pm.

PUBLIC HEARING (2 OF 2) – CONDITIONAL USE APPLICATION – STURGILL, 1021 JAMIE STREET

1. PUBLIC HEARING CALL TO ORDER . Mayor Quimby called the public hearing to order at 7:13 pm. Plan Commissioners attending: see above.
2. PUBLIC HEARING – Conditional Use Application, Aaron Sturgill, 1021 Jamie Street. The applicant requests a conditional use permit to allow for a 3rd garage addition. A conditional use permit is required for a Residential District (R-1) property when an additional garage or accessory building exceeds 144 square feet. Tax Parcel #290-0813-0522-013. DISCUSSION: Sturgill said additional family living at the property of driving age led to the application. In reply to a Crosby question, Sturgill described how the garage would be accessible from the street. No other member of the public addressed the Plan Commission.
3. ADJOURN PUBLIC HEARING. Mayor Quimby adjourned the public hearing at approximately 7:16 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the regularly scheduled meeting to order at 7:17 pm. Plan Commissioners attending: see above.
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: April 27, 2021. MOTION: [Crosby/Reynolds] To approve the minutes as presented VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT. DISCUSSION: Hansen noted the additional complaint of exceptionally strong odor from the Ver-Jan Acres Incorporated Farm Operation on Clarkson Road. Sorenson requested an August agenda item where the Plan Commission would assess open items and determine what it would say to gain compliance from those with open items. It was deemed helpful to have Chris Butschke participate. MOTION: [Sorenson/Crosby] To set the August agenda item as described by Sorenson. VOICE VOTE: Motion carried.
5. UNFINISHED BUSINESS
 - a. Review And Action, Procedures For Building Permit Applications (See: [online checklists & forms](#) Conditional Use Process, Certified Survey Process, Land Subdivision Process. DISCUSSION: Hansen described forms online. MOTION: [Crosby/Reynolds] To determine the review completed. VOICE VOTE: Motion carried.

6. NEW BUSINESS

- a. Conditional Use Application, Thomas & Theresa Jaeger, 200 Clarkson Road. The applicants request to be allowed a commercial use of two existing outbuildings for a welding/repair business. The contemplated use is not a permitted use unless deemed by the Plan Commission to be a use customarily incident to any of the Agricultural District permitted uses. Alternatively, a conditional use may be granted if the Plan Commission finds the contemplated use compatible, or similar in nature, to the stated allowable conditional uses. Tax Parcel #290-0813-0611-000. DISCUSSION: Sorenson noted the applicant said it would not be full-time work. He said if the business expanded, the applicant could come back. Lannoy said he lived near the site and welding would not disturb neighbors. Quimby said the future land use map called for a mixed use, with the comprehensive plan showing that even a gas station would be appropriate in a mixed use area. She said welding was a quiet occupation. Leisses and Hansen said a permitted use could not contain conditions. MOTION: [Leisses/Lannoy] To recommend to the City Council approval of a Plan Commission determination that the proposed use is customarily incident to any of the Agricultural District permitted uses. VOICE VOTE: Motion carried.
- b. Conditional Use Application, Aaron Sturgill, 1021 Jamie Street. The applicant requests a conditional use permit to allow for a 3rd garage addition. A conditional use permit is required for a Residential District (R-1) property when an additional garage or accessory building exceeds 144 square feet. Tax Parcel #290-0813-0522-013. MOTION: [Crosby/Sorenson] To recommend Council approval of the application as presented. VOICE VOTE: Motion carried.

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS

- a. Zoning Maps & Planning Map Updates & Forms Updates. Noted.
- b. Crosby raised the issue of insufficient street lighting at the intersection of State Highway 89 & State Highway 19 (4-corners). Leisses commented about the opportunity to use the adjacent park space to further light the intersection.

8. ADJOURNMENT. MOTION: Moved by Leisses, seconded by Petts to adjourn. Approximate time: 7:55 p.m.



Mo Hansen, Clerk/Treasurer