


WATERLOO PLAN COMMISSION – Minutes for December 22, 2020

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the regularly scheduled meeting to order at 7:00 pm. Plan Commissioners attending: Leisses, Crosby, Reynolds, Quimby, Sorenson, Lannoy and Petts. Absent: none. Others attending: Don Nell, Richard Korth, Maureen Giese, Carol Schaefer, Julie Busche, Mandy Martin and the Clerk/Treasurer.
2. APPROVAL OF PRIOR MEETING MINUTES – September 16, 2020 (public hearing & regular meeting) and September 22, 2020 and (October 27, 2020 and November 24, 2020 – no meetings). No action taken.
3. CITIZEN INPUT. ## Maureen Giese questioned why agenda items previously before the Commission had been taken off the agenda. She prompted staff to enforce the snow removal ordinance. She prompted the Clerk/Treasurer to complete minutes. ## Don Nell said he would be willing to help on planning matters.
4. COMPLIANCE & ENFORCEMENT REPORT. Noted.
5. NEW BUSINESS
 - a. Concept Plan Review And Consideration Of Proposed A Clarkson Road Driveway Access - Julie Busche, Lot 2 Treyburn Farms. DISCUSSION: Julie Busche presented a 4-unit residential project for Lot #2 Treyburn Farms consisting of 2 ranch & 2 townhouse units with a driveway off Clarkson Road to the 2 ranch units. A second driveway on Bluegrass Trail would serve the two townhouse units. Leisses said driveway access was not an issue from an engineering perspective with a properly sized culvert. Mayor Quimby said both the Police Chief and Public Works Director objected to the Clarkson Rd driveway. Quimby expressed a preference for a driveway or driveways on Bluegrass Trail and less overall concrete, a better balance between concrete vehicle drives and greenspace. How a condominium arrangement could be implemented was discussed. Quimby said homeowners on either side may object to 4-units. Crosby said the presentation was very appealing and agreed with the Mayor's comments of less concrete and driveways on Bluegrass Trail. Busche said much creativity was necessary to achieve 4-units. Leisses suggested narrowing up some vehicle surface areas and using visual screening or landscaping. Sorenson and Leisses noted the necessity of connecting four separate services for water & sewer. Busche said she would take back the comments and re-work the plan. No action taken.
6. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Comprehensive Plan Review.
 - b. Procedures For Building Permit Applications ([§140-7 Building Inspector](#)) And Future Development Plans ([§380-13 Subdivision Of Land Preapplication](#)).
7. ADJOURNMENT. MOTION: Moved by Petts, seconded by Lannoy to adjourn. Approximate time: 7:50 p.m.


Mo Hansen
Clerk/Treasurer