

**WATERLOO PLAN COMMISSION – MINUTES**  
**February 28, 2017**

PUBLIC HEARING

1. CALL TO ORDER -- LAND USE REZONING AND CONDITIONAL USE PERMIT – KATHERINE ZWIEG - PROPERTY LOCATED AT 1212 MAIN STREET. Mayor Thompson called the public hearing to order at 7:00 p.m. Plan Commissioners Attending: Leisses, Springer, Crosby, Thompson, Butzine, and Lannoy. Absent: Reynolds. Others attending: Diane Graff with the Courier, Katherine Zweig, Jean Pantely and Clerk/Treasurer Hansen.
2. The applicant, Katherine Zwieg, owner of the property located at 1212 Main Street, is requesting a change in land use from C-2 Highway Commercial District to R-2, Single Family Residential District and a conditional use permit to allow a two-family dwelling in the R-2 Single Family Residential District.
  - a. DISCUSSION: The applicant said suitable entries & exits would be provided. The applicant and Jean Pantely described where doors are to serve as exits. It was stated that drawn plans would have to be submitted to the Building Inspector. The Mayor said he was not opposed to rezoning if it was contingent upon suitable submitted drawings. Lannoy questioned if suitable square footage was available. No other citizen spoke on the issue.
3. ADJOURN PUBLIC HEARING. Thompson adjourned the public hearing at approximately at 7:05 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Thompson called the regular meeting of the Plan Commission to order at approximately 7:06 p.m. Plan Commissioners Attending: Leisses, Springer, Crosby, Thompson, Butzine, and Lannoy. Absent: Reynolds. Others attending: Katherine Zweig, Jean Pantely and Clerk/Treasurer Hansen.
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES – October 25, 2016 (November 22, 2016, December 27, 2016 and January 24, 2017 no meetings). MOTION: Moved by Leisses, seconded by Lannoy to approve the October 25, 2016 minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMMUNICATIONS FROM CLERK/TREASURER (informational only). Noted.
  - a. 115 North Monroe Street, Site Inspection.
  - b. 1015 Lexington Avenue, Contemplated Lot Consolidation
5. NEW BUSINESS
  - a. Katherine Zwieg, owner of the property located at 1212 Main Street Land Use Rezoning from C-2 Highway Commercial District to R-2 Single Family Residential District Conditional Use Permit Request to Allow a Two-Family Dwelling in the R-2 Single Family Residential District. DISCUSSION: Springer said the motion should be approved conditioned upon work being completed by August 31, 2017. Lannoy said the Building Inspector should be involved in determining proper exits. MOTION: Moved by Crosby, seconded by Butzine to recommend rezoning and conditional use approval to the Council with the conditions that the project be completed in six months and a plans be presented to the Building Inspector meeting the requirements for exits. VOICE VOTE: Motion carried.
  - b. Uniform And Effective Enforcement Of The Zoning Code. MOTION: Moved by Springer, seconded by Crosby to table the item. VOICE VOTE: Motion carried.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS. None.
7. ADJOURNMENT. MOTION: Moved by Springer, seconded Butzine to adjourn. Approximate time: 7:30 pm.



Mo Hansen  
Clerk/Treasurer