

**WATERLOO PLAN COMMISSION – MINUTES**  
**May 3, 2017**

PUBLIC HEARING

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – DALE KRAUS - PROPERTY LOCATED AT 391 VAN BUREN STREET.  
The Applicant, Dale Kraus, Owner Of The Property Located At 391 Van Buren Street, Is Requesting A Conditional Use Permit To Allow The Construction Of An Additional 40' X 60' (2,400 Sq. Ft.) And 21' Height Accessory Building In A R-2 Single Family Residential District. Bob Crosby, in the Mayor's absence called the public hearing to order at 3:00 p.m. Plan Commissioners Attending: Leisses, Crosby, Butzine, Lannoy and Reynolds. Absent: Springer and Thompson. Others attending: Dale Kraus, Terry Sauer and Clerk/Treasurer Hansen.
  - a. DISCUSSION: Applicant Dale Kraus said he intended to use the building to store an RV and equipment used to maintain his seven acre parcel; the building would be 75 feet from the street; it would be stick built with exterior materials not yet determined. He said the adjacent buildings are two stories. Kraus said surveying the entire seven acres to produce a certified survey map to combined two lots he owns involved with the request, would be expensive. He said placement of the structure on other side of the existing home was not feasible because of slope and an existing orchard. He estimated that his budget would be \$60,000
2. ADJOURN PUBLIC HEARING. At 3:14 pm. a motion was made by Reynolds, seconded by Leisses to close the public hearing. VOICE VOTE: Motion carried.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Plan Commissioners Attending: Leisses, Crosby, Butzine, Lannoy and Reynolds. Absent: Springer and Thompson. Others attending: Dale Kraus, Terry Sauer and Clerk/Treasurer Hansen.
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES – February 28, 2017 (March 28, 2017 no meeting). MOTION: Moved by Butzine, seconded by Lannoy to approve the meeting minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. NEW BUSINESS
  - a. Dale Kraus, Owner Of The Property Located At 391 Van Buren Street - Conditional Use Permit Request To Allow The Construction Of An Additional 40' X 60' (2,400 Sq. Ft.) And 21' Height Accessory Building In A R-2 Single Family Residential District. DISCUSSION: Reynolds commented that the structure would be 75 feet removed from the road, behind existing neighboring structures. Lannoy questioned the building size saying he had been in some accessory structures in Waterloo that were big, but not this big. Lannoy said it was a city lot not a rural lot. Lannoy and Butzine asked if the neighbors had been consulted. Kraus replied that one house was in disrepair, and he didn't know the neighbors. He said he had talked to the other. Crosby asked if reducing the size was possible. Krause said he was making an investment in the property and the size would mean he would remain in Waterloo. The Plan Commissioners considered whether or not a survey map should be done first. Leisses said approval could be granted conditioned upon a map approval. Butzine said he had a problem with the building size. He asked if it would affect the value of the neighboring homes. Kraus said a nearby house has exposed insulation and is in disrepair. Crosby asked if more building details were available. Krause circulated a rendering saying it was not his plan but similar. Reynolds said the size was greatly over the allowed amount. MOTION: Moved by Lannoy, seconded by Butzine to table the matter asking the applicant to provide contractor drawings or similar and to provide communication from the neighbors regarding their views on the project. VOICE VOTE: Motion carried.
  - b. Uniform And Effective Enforcement Of The Zoning Code. DISCUSSION: Attendees reviewed Hansen's February memo. The after-the-fact Sellnow conditional use request was referenced. Lannoy said the information provided as part of the Zwieg conditional use permit was incomplete compared to the Town of Portland process. Hansen described limitations of only acting on complaints. Crosby said the enforcement for a blighted Polk Street property was not enough. Crosby said the downtown veterans memorial was an example of the City not stepping up to take care of its own responsibilities. Hansen described linking Fire Inspections and Building Inspections. It was noted that Chris Butschke should attend a follow-up meeting to help identify a way forward on the topic.
5. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map

6. ADJOURNMENT. MOTION: Moved by Lannoy, seconded Butzine to adjourn. Approximate time: 4:05 pm.



Mo Hansen  
Clerk/Treasurer