

**WATERLOO PLAN COMMISSION – MINUTES**  
**February 27, 2018**

PUBLIC HEARING #1

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – DANIEL & KATHY HEDGES, PROPERTY LOCATED AT 615 JEFFERSON STREET  
The Applicant, Daniel & Kathy Hedges, Owners Of The Property Located At 615 Jefferson Street, Is Requesting A Conditional Use Permit To Allow For Construction Of An Additional 30' X 40' (1200 sq. ft.) Accessory Building. Alderperson Springer called the public hearing to order at 7:00 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Lannoy and Reynolds. Absent: Thompson and Butzine. Others attending: Diane Graff, the Courier; Eric Salm; David Nicholson; a representative from JP Cullen (not identified); Larry Waldo; Daniel & Kathy Hedges; Dave Lenius and Paula Ratcliff-Lenius.
2. PUBLIC COMMENT. ## The proposed structure location was identified as being southwest of the existing house. ## Dave Lenius said additional impervious surface should not be considered until issues relating to storm water flowing to the garage at 464 Jefferson are addressed. He read from a letter from Mike Ratcliff. ## Daniel Hedges said landscaping low shrubs similar to around the house would be planted. He said the plan called for gutters; the land slopes to the west; the driveway would remain gravel and only the building footprint would be concrete. Leisses said he would look at the site. Springer suggested tabling the matter until such time.
3. ADJOURN PUBLIC HEARING. Springer adjourned the hearing at 7:07 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Alderperson Springer called the regular meeting to order at 7:08 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Lannoy and Reynolds. Absent: Thompson and Butzine. Others attending: Diane Graff, the Courier; Eric Salm; David Nicholson; a representative from JP Cullen (not identified); Larry Waldo and Daniel & Kathy Hedges.
2. MEETING MINUTES APPROVAL: January 23, 2018 and Public Hearing. MOTION: Moved by Reynolds, seconded by Leisses to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE & ENFORCEMENT REPORT. Hansen said little to no action had taken place in the last month on compliance matters; three additional were reported. He said a printed report would be provided going forward. No action.
5. NEW BUSINESS
  - a. Conditional Use Permit, Daniel & Kathy Hedges, Owners Of The Property Located At 615 Jefferson Street, Is Requesting A Conditional Use Permit To Allow For Construction Of An Additional 30' X 40' Accessory Building. DISCUSSION: Crosby spoke in favor of tabling until Leisses could report on storm water flows from the proposed building. MOTION: Moved by Crosby, seconded by Lannoy to table consideration until the next meeting when Leisses can report back. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Lannoy and Reynolds. Noes: none with Thompson and Butzine absent. Motion carried.
  - b. Architectural Plan Review - HIEP, LLC, Owner Of The Property Located At 700 Commercial Avenue. DISCUSSION: In reply to a Lannoy question, Eric Salm said two options exist for disposal of egg shells: (1) landfill or (2) composting them working with McKay Nursery. He said discussions with Kurt Popp had occurred, and the shells are a great source of calcium. Leisses said he had reviewed the submittal checking for parking and water-sewer requirements. He asked if a second hydrant would be considered. Salm replied that it had not. Hansen forwarded comments from Fire Chief and Plan Commissioner Vern Butzine that a gravel access land for fire apparatus was needed around the building. The means to install this was discussed. Lannoy noted that future eastward build out might mean the drive would have to be reinstalled after future expansions. Leisses asked that a copy of the DNR's stormwater approvals be routed to the City. MOTION: Moved by Crosby, second by Reynolds to accept the Architectural Design submittal. ROLL CALL VOTE: Ayes: Leisses, Crosby, Springer, Lannoy and Reynolds. Noes: none with Thompson and Butzine absent. Motion carried.

6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map

7. ADJOURNMENT. MOTION: Moved by Leisses, seconded by Crosby to adjourn. Approximate time: 7:26 pm.



Mo Hansen  
Clerk/Treasurer