

WATERLOO PLAN COMMISSION – Minutes for June 28, 2022
[a digital meeting recording also serves as the official record]

PLAN COMMISSION HEARING & MEETING

PUBLIC HEARING (1) – CONDITIONAL USE APPLICATIONS -

PUBLIC HEARING – Ordinance §385-10 B (7) Conditional Use Application, Wesley Schmidgall, For The Property Located at 131 Mill St, Waterloo. The applicant is requesting a conditional use permit to allow for an additional garage on the subject parcel. A conditional use permit is required for a Residential District (R-2) property when an additional garage or accessory building exceeds 144 square feet. Tax Parcel 290-0813-0533-028. Also known as 131 Mill St.

1. Call to Order 6pm 2. Public Hearing 3. Adjourn Public Hearing 6:33 pm

Tom Bergan spoke regarding his view changing. He will be boxed in if this passes. This will change the aesthetic view. He feels this will lower his property value. Also, concerns over water displacement when this is built. Currently Bergan's has a dry basement. Bergan also has concerns regarding his 100+ oak tree. Cutting at this time could damage tree and lead to its. Schmidgall spoke regarding his plans. Will be working on water displacement. Will only be cutting one branch of the tree. Tree can be treated where cut to help prevent Oak wilt. He will also do landscaping around the garage. Looked at options as to where to place garage. Hard to make the corner if they make it any tighter. 3 car garage currently house has no attached garage. Barn is located on his separate property. Currently has two separate parcels. Sorenson stated in the past we haven't denied anyone. Bergan is concerned about his view and his tree.

PUBLIC HEARING (2)– LAND REZONING APPLICATIONS –

Land Rezoning - Ordinance §385-31 Changes and Amendments of the Zoning Code of the City of Waterloo. Application. Duquaine Development regarding the property located along N Monroe St and Clarkson Rd. Parcel #290-0813-0611-006, located in Waterloo. The land use-rezoning request is to allow a changed in land use from existing Agricultural District (A) §385-18 to a Planned Development (PDD) §385-17 for purposes of establishing residential dwelling units on the parcels. Lot Description: LOT 1, CSM 6081-35-257, DOC 1426857.

- 1) Call to Order 6:33 pm 2. Public Hearing 3. Adjourn Public Hearing 7:23 pm

Jon from Mau proposing 96 units on this parcel. Explained how this would fit into the area. Units would have garages all on the interior part of the property. Some units would have garages underneath. 2.58 stalls per unit. 650 sq ft -1250 sq ft per unit. Ray Walsh spoke about how many people would be living there. Concerned about the sewer system. Also, concerns about traffic. Leisses spoke regarding traffic impact analysis the City would like to see before proceeding. Aaron Sale spoke regarding congestion in that area especially in the morning and afternoons. Single in and out for apartments. Chris Stuelke and Olga Garza spoke about the traffic and sidewalks. Study would dictate how many outlets you can have. 6-12 units will be 3 bedrooms. Majority will be 2 or 1 bedrooms. Angie Stuelke spoke regarding Waterloo having many families here. Would like to see park/green space. Retention pond will also be added. Questions about visitors having parking availability. Pets are typically allowed in their developments. Tom Jaeger spoke regarding number of buildings being put up. Safety issues, drainage, and traffic. Pond is calculated based on size of development. Developers noted that property is pitched toward the pond. Mayor explained what they are voting on today is changing this parcel from Ag to PDD. Sale would like to see police touch study too. Nancy Thompson stated that the people are concerned about losing any control about what is being built there.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the meeting to order at 7:23 pm. Commissioners attending: Sorenson, Crosby, Quimby Lannoy, Leisses, Reynolds and Petts. Absent: none. Others attending: Tom Bergan, Wesley Schmidgall, Jon LeRoy, Ray Walsh, Nancy Thompson, Doug Dunneisen, Angie Stuelke, Chris Stuelke, Matt Musbach, Tom Jaeger, Mary Hensler, Robert Hensler, Chad Neumaier, Matt Williams, Bernardo Garza and Clerk Ritter.
2. APPROVAL OF MEETING MINUTES: May 24, 2022 [Petts/Reynolds] to approve the minutes as presented. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. COMPLIANCE AND ENFORCEMENT REPORT
5. OLD BUSINESS
6. NEW BUSINESS
 - a) Ordinance §385-10 B (7) Conditional Use Application, Wesley Schmidgall, For The Property Located at 131 Mill St, Waterloo. The applicant is requesting a conditional use permit to allow for an additional garage on the subject parcel. A conditional use permit is required for a Residential District (R-2) property when an additional garage or accessory building

exceeds 144 square feet. Tax Parcel 290-0813-0533-028. Also known as 131 Mill St. Sorenson would like to see Plan Commission consider views going forward. Motion to approve with contingency to look at the grades submitted to engineering. [Leisses/Petts] ROLL CALL: Ayes: Leisses, Crosby, Sorenson, Lannoy, Reynolds & Petts. Noes none. Motion carried.

- b) Ordinance §385-31 Changes and Amendments of the Zoning Code of the City of Waterloo. Application. Duquaine Development regarding the property located along N Monroe St and Clarkson Rd. Parcel #290-0813-0611-006, located in Waterloo. The land use-rezoning request is to allow a changed in land use from existing Agricultural District (A) §385-18 to a Planned Development (PDD) §385-31 for purposes of establishing residential dwelling units on the parcels. Lot Description: LOT 1, CSM 6081-35-257, DOC 1426857. Motion [Crosby/Petts] ROLL CALL: Ayes: Leisses, Crosby, Sorenson, Lannoy, Reynolds & Petts. Noes none. Motion carried.
- c) 333 Portland Road – CDA recommendation to send offer to purchase to the plan commission to review and send to the council Nate is looking to put business/storage small business garages at top of lot and apartments towards the bottom. Leisses would like an engineer to look at plan due to wetlands and such. Nate would make buildings zero lot lines so they may be owned by individuals in the future. Would like to start at the top of the parcel working towards the bottom. Motion [Petts/Leisses] VOICE VOTE: Motion carried.
- d) Discussion or rewriting zoning ordinances – Starting to look chapter 385 first.

7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS

8. ADJOURNMENT [Leisses/Petts] VOICE VOTE: Motion carried. 7:45 pm

Jeanne Ritter, Clerk/Deputy Treasurer