



PLANNING AND ZONING COMMISSION MEETING

February 25, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Roll Call

Members present: Cortney Marmon (Zoom), Sarah Ritchie, Al Farris (Zoom), Carrie Woerdeman, Misty Darling (Zoom), Lin Stecker, Jake Vice, Justin Noethe, and Rich Piper.

Staff members present: Bill Mettee, Tara Bosteder, Wade Wagoner.

3. Agenda Approval

A. Approval of the February 25, 2025 agenda.

Stecker made a motion to approve the agenda.

Ritchie seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the February 11, 2025 meeting minutes.

Vice made a motion to approve the meeting minutes.

Noethe seconded the motion.

Motion was passed.

5. Public Comment

There were no public comments.

6. New Business

A. Approval of Revised Preliminary Plat for Pickard Commerce Park Plat 1.

Mettee presented the revised plat and the related staff report.

Blair and Marilyn Lawson spoke to the commission regarding their concern about increased traffic to the area once this plat was approved. They would like to see a stop light at the intersection of S. 20th St and Hwy 92 citing a history of accidents that have occurred already with the existing traffic. They also expressed a safety concern for all of the foot traffic that moves through the area.

Jason Ledden with Snyder and Associates, on behalf of ITown, shared that a traffic impact statement memo was completed for this development and intersection. There were initially two access points to the highway from this development and since then, it's been minimized to

one, and that intersection has been lined up with S. 20th St. That study considered the use of the area and the acreage of this area to determine what traffic use would be. The study also looked at the volume of traffic on that highway, the amount of traffic coming out onto the highway, and recent accidents on that highway. From that study, it did not warrant a traffic signal, but instead a stop sign. The trail is also being realigned to allow for cars to sit at the stop sign behind the trail so that pedestrians can walk the trail and see both ways down the highway. The stop sign will be a permanent stop sign at the intersection of Highway 92 and 20th St. It will stop vehicles on 20th St. that are looking to enter onto Highway 92.

Jason also reiterated that this development does have M2 zoning on the south but it still has the same restrictions that were agreed to in the PUD. So it's a limited M2. A majority of M2 uses were eliminated; therefore eliminating much of the industrial traffic. One of the exceptions allowed in the agreement is outdoor storage.

Both major roads through town, Highway 92 and Highway 65/69, are IDOT (Iowa Department of Transportation) controlled. A traffic light would have to be installed at the direction of the IDOT, not the city. The same with changing of speed limits or addition of turn lanes.

Jason also stated that typically a traffic statement or study is done with each project as it's developed. This could trigger more extensive research, or it could determine that it's within the volumes, as a lot of it is use-dependent.

The road that dead-ends into the two north lots has a private ingress/egress easement with the intention that there will be a private drive to the north, but there will not be another access point to the highway. The northern lots will have to share and maintain that together.

A separate request was made for staff to take a look at the speed limit and surrounding traffic safety conditions in the area to see if there was anything additional that could be done.

There were no further comments or questions.

Stecker made a motion to approve the revised preliminary plat as submitted.

Vice seconded the motion.

Motion was passed by a unanimous vote.

7. Comments

A. Current Projects

There are no updates on any current projects.

An updated final plat for Emerald Bay is expected but has not yet been submitted.

8. Adjourn

Vice made a motion to adjourn.

Ritchie seconded the motion.

The meeting was adjourned at 6:23 PM.