



PLANNING AND ZONING COMMISSION MEETING

March 11, 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: Al Farris, Carrie Woerdeman, Misty Darling (Zoom), Lin Stecker, Jake Vice, Justin Noethe.

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

3. Agenda Approval

A. Approval of the March 11, 2025 agenda.

Farris made a motion to approve the agenda.

Vice seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the February 25, 2025 meeting minutes.

Stecker made a motion to approve the meeting minutes.

Vice seconded the motion.

Motion was passed.

5. Public Comment

There were no public comments.

6. New Business

A. Approval of Rezoning and Comprehensive Plan Amendment for Pickard Estates.

Mettee presented the rezoning request, the comprehensive plan amendment, and the related staff report.

A street connection to the south was considered as part of the development of this lot, but it didn't make sense with the ravine/wooded area that exists along the southern border of this plot. It will likely be developed as part of the parcel to the west. There will be a connection on this parcel created for access to the west.

Mettee added that the wooded area is a low point and where this parcel and the parcel to the east are directing their storm water to outlet further on down the creek. A storm water plan will be included with the preliminary plat and construction drawings. The wooded area also

provides a natural buffer for the parcel to the south if it were to ever be developed.

A traffic impact letter is being conducted to assess the traffic needs/changes with the addition of this parcel development. Additionally, the Iowa Department of Transportation (IDOT) has made some changes to their corridor policies and is in the process of reevaluating the traffic corridors through the city. The city is working with the IDOT on this, but it will not be a quick process.

Along the eastern border of this parcel, the street acts as a buffer, as allowed by city ordinance, between this parcel and the commercial area of the parcel to the east. The remaining portion of the eastern border has a natural landscape buffer between this parcel and the industrial area of the parcel to the east.

Vice made a motion to approve the requests as submitted.

Noethe seconded the motion.

Motion was passed by a unanimous vote.

7. Comments

A. Building Permit Report

There were no comments on the building report.

B. Current Projects

There were no updates to any current projects.

8. Adjourn

Vice made a motion to adjourn.

Stecker seconded the motion.

The meeting was adjourned at 6:20 PM.