

City of Van Meter, Iowa

Planning & Zoning Commission Meeting – October 30, 2024

- 1) The Van Meter Planning & Zoning Commission met on Wednesday, October 30, 2024 for a meeting. The workshop started at 5:32pm.
Commissioners Wahlert, Hulse, DeVore, Cook & Miller were present in addition to City Clerk Drake. Commissioner Feldman was absent.
- 2) Cook moved, supported by Miller, to approve the agenda. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 3) Miller moved, supported by Cook, to approve minutes from October 9, 2024. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 4) Cook moved, supported by Wahlert, to recommend approval of the proposed amendment to the Code of Ordinances of the City of Van Meter regarding Short-Term Rentals to the City Council and to proceed with the scheduled public hearing. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 5) Wahlert moved, supported by Miller, to recommend approval of the proposed amendment to the Code of Ordinances of the City of Van Meter regarding Solar Energy Systems to the City Council and to proceed with the scheduled public hearing. The Commission recommends the proposed language as is regarding the prohibition of ground mounted solar arrays for all zoning districts. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – NO; Miller - YES. **YES (4) NO (1) ABSTAIN (0) ABSENT (1)**
- 6) Cook moved, supported by Hulse, to recommend that the City Council approves the Peterson Estates Sub-Division Plat and waives compliance with the City’s sub-division ordinance. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 7) Cook moved, supported by Miller, to recommend that the City Council approves the Plat of Survey for Parcel 24-101 and waives compliance with the City’s sub-division ordinance. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 8) Wahlert moved, supported by Cook, to recommend that the City Council approves the Plat of Survey for Lot 2 of Valley View Acres and requires compliance with the City’s sub-division ordinance. Approval includes the condition that separate water & sewer services must be installed on the newly created lot. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 9) The Commission reviewed the current use and recent updates to the property located at 415 Wilson Street. The Commission stated that the current use of storage is not permitted and that upgrades to the property require compliance with the architectural & design standards as defined in the Code of Ordinances of the City of Van Meter. Cook moved, supported by Wahlert, to recommend that the City Council takes the appropriate steps to address the non-permitted use under C-1 Zoning and require compliance with the architectural & design standards as defined in the Code of Ordinances. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 10) The Commission discussed the potential use case of a used car dealership proposed by a potential buyer of 325 Grand Street. The property is currently zoned C-1 under which a used car dealership would not be permitted. There are 2 adjacent parcels that are currently non-conforming under C-1. The Commission believes that rezoning all 3 parcels to I1 – Light Industrial would correct the issues currently at hand while continuing to encourage commercial activity in that area of town. No action was taken.
- 11) Hulse moved, supported by Wahlert, to adjourn the meeting. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)** The meeting was adjourned at 6:10pm.

Attest: Jessica Drake, City Clerk