

City of Van Meter, Iowa

Planning & Zoning Commission Meeting, Monday, December 2, 2024

- 1) The Van Meter Planning & Zoning Commission met on Monday, December 2, 2024 for a regularly scheduled meeting. Chairperson Wahlert called the meeting to order at 5:31pm. Commissioners Wahlert, Feldman, Hulse, Cook & Coyle were present. Commissioner DeVore arrived at 5:37pm. Commissioner Miller was absent. City Clerk Drake was in attendance. The public audience included Joe Herman, Al Suckow, Cody Eveson and Katie Farrell.
- 2) Hulse moved, supported by Feldman, to approve the agenda. Motion passed unanimously.
- 3) Hulse moved, supported by Cook, to approve the minutes from the Planning & Zoning Meeting held on October 30, 2024. Motion passed unanimously.
- 4) The Commission discussed the Plat of Survey pertaining to Parcels 24-108, 24-109 and 24-123. Staff and the City Engineer reviewed the plat which creates 2 buildable parcels in addition to the parcel specific to the City's Right of Way Easement Area. Due to the nature and location of the plat, the City Engineer recommended approval of the plat and waiving the requirement to comply with the City's Sub-Division Ordinance. Cook moved, supported by Wahlert, to recommend approval the Plat of Survey relating to Parcels 24-108, 24-109 and 24-123 & waiver of compliance with the City's Sub-Division Ordinance to Council. On roll call, the votes were as follows: Wahlert – YES; Feldman – YES; Hulse – YES; DeVore – YES; Cook – YES; Coyle - YES. **YES (6) NO (0) ABSTAIN (0) ABSENT (1)**
- 5) The Commission discussed the Application for Re-Zoning Received for 325 Grand. The request was to rezone from "C-1 Downtown Commercial" to "I-1 Light Industrial" as I-1 is the only current zoning district that allows for auto sales, the proposed use of the building. Al Suckow expressed his opinion regarding the request, the state of other non-conforming uses in the C-1 district and wanted to know how tax payers can be protected as it relates to code enforcement. The Commission discussed the idea of a Planned Unit District in the C-1 district to enable certain commercial activities and a Conditional Use Permit application. City Clerk Drake explained the timelines as they relate to a rezoning to a PUD and a CUP application. Cook moved, supported by Coyle, to deny the re-zoning application to I-1 stating that a favorable option would be a PUD and/or a Conditional Use Permit Application. On roll call, the votes were as follows: Wahlert – YES; Feldman – YES; Hulse – YES; DeVore – YES; Cook – YES; Coyle - YES. **YES (6) NO (0) ABSTAIN (0) ABSENT (1)**
- 6) City Clerk Drake reviewed the proposed amendment to the City's building code as provided by the City's Building Inspectors, Veenstra & Kimm. Cook moved, supported by Feldman, to recommended the proposed amendment to adopt the 2021 International Building Code as amended and recommended by Veenstra & Kimm to Council for consideration. . On roll call, the votes were as follows: Wahlert – YES; Feldman – YES; Hulse – YES; DeVore – YES; Cook – YES; Coyle - YES. **YES (6) NO (0) ABSTAIN (0) ABSENT (1)**
- 7) Coyle moved, supported by Cook, to adjourn the meeting. Motion passed unanimously. The meeting adjourned at 6:28pm.