

Planning and Zoning Commission  
Regular Meeting  
March 23, 2015

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.  
Present: Craig Agan, Nelson Bogaard, Julio Chiarella, Jim Danks, Bob Smith, Mike Vander Molen, Gary Van Vark, Ervin Van Wyk, Ann Visser, Teri Vos.  
Absent: David Landon.  
  
Others Present: Justin Jackson, Seth Sunderman, Jeanette Vaughan, Jill Vande Weerd, Steve Kraayenbrink, Doug Van Zee, T. Waldmann-Williams, Bryan Gaylor, Brad Uitermarkt, Dell Collins, Bob Zandi – Kirk Gross Co., Greg Ebeling, George Wesselhoft.
- 3) Annual Elections
  - a) Chair. The Commission unanimously elected Jim Danks as Chair for 2015.
  - b) Vice Chair. The Commission unanimously elected Bob Smith as Vice Chair for 2015.
- 4) Approval of Minutes. The minutes of the October 27, 2014 regular meeting were approved as submitted.
- 5) Public Hearing on Ordinance Amending Zoning Regulations 165.33 Sign Regulations by Adding New Provisions Pertaining to Wall Signs in the CBD Central Business District. Boat's Home Furnishings is under new ownership and they are proposing to redo their entire storefront including roofing, repairs, painting, new awning and new signage. As part of their proposed new signage, they would like to do four separate awning signage, which would total 59.58 square feet. Awnings and canopies are treated the same under Code as wall signage. The Code permits for the CBD Central Business District one wall sign permit business not to exceed 50 square feet at 1.25 square feet per linear foot of wall frontage. As Boat's is proposing four separate awning signs and would also be over the 50 square foot limit, staff and CDC cannot approve the sign permit application for this aspect of the storefront improvements. City Council at the March 3, 2015 Policy and Planning meeting discussed this matter and directed staff to proceed with the preparation of an ordinance amendment to permit the request. The proposed ordinance would allow extra square footage for wall signage for businesses in the CBD Central Business District which have more than 40 feet of frontage using the 1.25 square foot per linear foot formula up to an absolute maximum of 75 square feet. The ordinance would also allow multiple wall signs if the business in question has different facade elements and has front frontage greater than 40 feet.

The Community Development Committee at their March 11, 2015 meeting unanimously voted (7 to 0) to recommend approval of the proposed ordinance to the Planning and Zoning Commission and City Council.

No written or oral comments were received.

- 6) Ordinance Amending Zoning Regulations 165.33 Sign Regulations by Adding New Provisions Pertaining to Wall Signs in the CBD Central Business District.

Bob Smith made a motion to recommend approval of the ordinance. Julio Chiarella seconded the motion. Upon vote, all voted yes. Motion carried 10 to 0.

- 7) Public Hearing on Ordinance Amending Zoning Regulations 165.31 Landscaping and Screening Standards by Adding Provisions Pertaining to Single and Two Family Residential Uses. The City Council at the January 20 and February 17 Policy and Planning meetings discussed tree planting requirements. One area that was discussed specifically was planting requirements for new developments. While all other uses requiring a site plan (commercial, industrial, institutional, multi-family) are already required to install trees facing the right of way and other landscaping, single and two family uses are currently not required in City Code to install trees. The Council at the Policy and Planning meeting in February directed staff to move forward with ordinance preparation upon review of a draft ordinance that was prepared using information from other cities. Key provisions of the ordinance include:

- All new one- and two-family dwellings are required to plant and maintain at least four (4) shrubs and two (2) trees for any lots 10,000 square feet or more in size.
- Lots less than 10,000 square feet in size shall only be required to plant two (2) shrubs and one (1) tree.
- Required trees shall be planted between the front of the house and the front property line on the lot but outside any utility easements.
- Species and tree caliper size shall be per Zoning Regulations, Section 165.31.
- Pre-existing trees and shrubs may count toward the requirement.

A final certificate of occupancy would not be issued for the home or duplex until such time that the required landscaping is installed.

Julio Chiarella questioned whether the ordinance would specify the distance where the trees should be planted.

George Wesselhoft responded that a landscaping plan would be required as part of the building permit application.

Nelson Bogaard questioned the feasibility of the landscaping requirements on a narrow cul de sac lot and how the ordinance would be applied if someone's house would get finished in the winter.

George Wesselhoft responded that if there was truly hardship, like other Zoning Ordinance provisions, they could possibly apply for a variance and that a temporary certificate of occupancy would allow occupancy in the wintertime without having to install the required landscaping until a final certificate of occupancy. A temporary certificate of occupancy is good for six months.

Gary Van Vark mentioned as he looks around the neighborhoods they have done a pretty good job of planting the trees of the species they want and where they want them and he does think we need any more ordinances tacked onto developers or residences in this town. He stated he cannot support it.

Ervin Van Wyk asked who is going to police it and thinks most residents would take care of it themselves and not being told what to put in their front yard.

There was further discussion about the proposed ordinance.

Jeanette Vaughan mentioned there was a lot of discussion based on the diminishing tree canopy and it was discussed at several Council meetings.

Doug Van Zee stated he feels the proposed ordinance would be an infringement on personal property rights and he would rather decide himself.

- 8) Ordinance Amending Zoning Regulations 165.31 Landscaping and Screening Standards by Adding Provisions Pertaining to Single and Two Family Residential Uses.

Bob Smith made a motion to recommend approval of the ordinance. Ann Visser seconded the motion.

Mike Vander Molen stated he agrees with the gentlemen up front, that he feels the ordinance would be somewhat of an infringement of property rights and we should not make it incumbent on the developer.

Upon vote, Smith, Visser, Chiarella voted yes, Bogaard, Danks, Vander Molen, Van Vark, Van Wyk, Vos voted no with Agan abstaining. Motion failed 3 to 6 with 1 abstention.

- 9) Site Plan for Marion County Bank. Marion County State Bank purchased the adjacent real estate office building north of their building in order to expand their first floor area and add a second story. A total of 2,660 square feet of building space will be constructed. The Community Development Committee approved the design permit for this project at their February 11, 2015 meeting.

Gary Van Vark made a motion to approve the site plan. Julio Chiarella seconded the motion. Upon vote, all voted yes. Motion carried 10 to 0.

- 10) Site Plan for Vermeer Corporation. Vermeer Corporation is proposing an addition to their Plant 1 office that would consist of 11,060 square feet of building area on two stories. The new addition would be on the east side of their existing office space and would face Vermeer Road.

Julio Chiarella made a motion to approve the site plan. Ervin Van Wyk seconded the motion. Upon vote, Chiarella, Van Wyk, Agan, Bogaard, Danks, Vander Molen, Van Vark, Visser voted yes. Smith and Vos abstained. Motion carried 8 to 0 with 2 abstentions.

- 11) Site Plan for Pella Community School District. The Pella Community School District is proposing new drive and student drop area hard surfaced improvements (37,710 square feet total approximate increase) for Jefferson Elementary School off East. 8<sup>th</sup> Street. A proposed drive connection to the Pella Aquatic Center north parking lot is included as part of these site improvements.

Gary Van Vark asked if the proposal relieves some parking problem or is it strictly additional.

Greg Ebeling responded it is really about the traffic and the parent pickup and how it queues on E. 13<sup>th</sup> and Vermeer Road currently. There will be times where cars get land locked with a lot of traffic bound up. He commented if you would build a new building you would separate out parent drop off from buses. The idea is to create a parent drop off loop and there would be parallel parking for twenty five cars, as well as the ability to drive all the way through. They are extremely tight with the situation on E. 13th, so it relieves some of the pressure. There was additional discussion about the site plan including the grade of the slope.

Gary Van Vark made a motion to approve the site plan. Nelson Bogaard seconded the motion. Upon vote, all voted yes. Motion carried 10 to 0.

- 12) 2014 Development Report. George Wesselhoft mentioned the total valuation figure for 2014 for all permits was over \$46 million. This represents the highest level of valuations since 2008.
- 13) Other Business. George Wesselhoft mentioned there would be two meetings of the Commission in April, including a special meeting on April 13 and the regular meeting on April 27.
- 14) The meeting was adjourned at 7:38 p.m.

Respectfully submitted,  
George Wesselhoft  
Planning and Zoning Director