

Planning and Zoning Commission  
Regular Meeting  
June 22, 2015

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.  
Present: Craig Agan, Nelson Bogaard, Cathy Haustein, Bob Smith, Mike Vander Molen, Gary Van Vark, Ervin Van Wyk, Ann Visser, Teri Vos.

Absent: Jim Danks, David Landon.

Others Present: Vern Cochran (MRES), Greg Ebeling, George Wesselhoft.

- 3) Approval of Minutes. The minutes of the June 8, 2015 special meeting were approved as submitted.
- 4) Public Hearing on Rezoning Application by Missouri River Energy Services to Rezone the Property Generally Located Southwest of the Corner of 198<sup>th</sup> Place and 216<sup>th</sup> Place (Legal Description: Lot Four (4) of Lot Three (3) of Lot "D" of the West Half of Section Twenty (20), Township Seventy-six (76) North, Range Eighteen (18) West of the 5<sup>th</sup> P.M., according to survey recorded in Book 97, page 266, Land Deed Record, Marion County, Iowa) from A1 Agricultural Zoning District to M1 Limited/Light Industrial Zoning District.

No written or oral comments were received.

- 5) Rezoning Application by Missouri River Energy Services. Missouri River Energy Services submitted a rezoning application for the property located southwest of the corner of 198<sup>th</sup> Place and 216<sup>th</sup> Place which consists of 3.44 acres. This property is located in the Marion County Extraterritorial Zoning Jurisdiction. The current zoning is A1 Agricultural. The property is also located in the FP Flood Plain Overlay District. The proposed zoning is M1 Limited/Light Industrial. The proposed use includes a proposed metal storage building, approximately 60 by 100 feet in size constructed to facilitate the long term storage of various fixtures, jigs and large spare parts to assist with the operation of the Red Rock Hydroelectric Plant. The site in question was chosen to minimize the need to expose the public to oversize loads being hauled through other areas as only a small portion of 216<sup>th</sup> Place from 198<sup>th</sup> to the site of the Red Rock Hydroelectric Plant would be affected. Rezoning petition: Of the 7 property owners within 300 feet of the proposed rezoning, three are governmental entities (U.S. Army Corps of Engineers, Marion County and City of Pella). Of the remaining four property owners two have signed the rezoning petition. The Comprehensive Plan, Future Land Use Map targets the area proposed to be rezoned for Preserve which includes areas that should be preserved as natural green space and are primarily defined by the floodplains. Therefore the proposal to rezone the property to M1 Limited/Light Industrial is not consistent with the

Comprehensive Plan. In addition, there is no nearby industrial zoning (either M1 or M2). The nearest M1 zoning is the Roose Manufacturing area on Idaho Drive. Therefore, spot zoning could be an issue in consideration of this request and whether a precedent would be set for additional M1 rezoning in the area.

Bob Smith asked for clarification as to the location in question.

George Wesselhoft explained the location on 198<sup>th</sup> Place and mentioned nearby properties including the Corps of Engineers property to the west.

Mr. Smith asked if this is being done so the parts storage can be close by but not in the facility.

Vern Cochran responded that they do not have room in the hydroelectric facility to accommodate the various fixtures and jigs. He explained further that once the facility is installed the jigs and fixtures would be on hand for any future maintenance procedures.

There was further discussion about the proposed rezoning.

Bob Smith asked staff to explain the primary and alternate recommendations.

Mr. Wesselhoft explained that the primary recommendation is to deny based on inconsistency with the Comprehensive Plan while the alternate recommendation is to approve with direction to amend the Plan. Mr. Wesselhoft added that if approval is considered the Commission could make a recommendation to Council that as part of their rezoning ordinance the specific use is limited to the proposed indoor warehouse.

Bob Smith asked when the Comprehensive Plan process was undertaken in relation to the hydroelectric project planning.

Mr. Wesselhoft responded that the Plan was completed in 2014.

Mr. Cochran added that this particular piece of the whole project came around the first part of 2015.

There was further discussion, including options for approving the rezoning.

Ervin Van Wyk made a motion to recommend approval with condition that use be limited to indoor storage only and without amending the Comprehensive Plan. Ann Visser seconded the motion. Upon vote, Van Wyk, Visser, Agan, Bogaard, Smith, Van Vark and Vos voted yes, Vander Molen voted no, Haustein abstained. Motion carried 7 to 1 with 1 abstention.

- 6) Site Plan for Pella Community School District. The Pella Community School District is proposing for the high school a bus lane and parking lot northeast of the intersection of East 8<sup>th</sup> Street and University Street. As part of this project, existing parking in University Street right of way in the vicinity would be removed. Total new hard surfacing would be 20,745 square feet.

Bob Smith stated he assumes this gives the school much needed parking.

Greg Ebeling responded that the parking is awash as there is on street parking on University Street that would get removed and visitor parking would be as part of the lane. They are anticipating that the lane will be a bus lane with the parent drop off still on the east side of the school. This will be buses only before and after school but will also provide parent drop off during the school day. There is new parking created with the Career Academy, staff will park on that side of the school now; this will be more visitor parking and just to get the off street parking cleaned up.

There was further discussion about the site plan.

Mike Vander Molen made a motion to approve the site plan. Nelson Bogaard seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 7) Other Business. George Wesselhoft mentioned that the next meeting is the regular meeting scheduled for July 27.
- 8) The meeting was adjourned at 7:26 p.m.

Respectfully submitted,  
George Wesselhoft  
Planning and Zoning Director