



**CITY OF PELLA, IOWA**  
**PLANNING & ZONING COMMISSION MINUTES**  
**September 26, 2016**

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**Monday, September 26, 2016    7:00 P.M.    Public Safety Complex    Liberty Street Entrance**

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**A. Call to order by the Chairperson and Roll Call.**

Members Present: Agan, Chiarella, Haustein, Landon, Pfalzgraf, Vander Molen, Van Vark, Van Wyk, Visser, Vos

Absent: None

Quorum present

Visitors: Marc Vande Noord, Mike Larsen, Bruce Van Sant, Brad Uitermarkt

**B. Chairperson's Comments.**

A motion to approve the tentative agenda was made by Haustein and seconded by Chiarella. On roll call the vote was YES: Haustein, Chiarella, Agan, Landon, Pfalzgraf, Vander Molen, Van Vark, Van Wyk, Visser, Vos. NO: None. Motion carried.

**C. Approval of Minutes**

A motion to approve the 8-22-16 minutes was made by Agan and seconded by Van Vark. On roll call the vote was: YES: Agan, Van Vark, Chiarella, Haustein, Landon, Pfalzgraf, Vander Molen, Van Wyk, Visser, Vos. NO: None. Motion carried.

**D. Site Plan: Vande Noord Construction**

Vande Noord Construction is proposing the construction of two cold storage buildings adjacent to Graceland Cemetery Road in the unincorporated area of Marion County. An existing shop/storage building currently exists adjacent to the roadway which is 176' x 60'. One of the proposed building would be 135' x 50' in size and the other would be 120' x 40' in size. Staff provide an overview of the proposed site plan. In summary, staff stated they believe the proposed site plan conforms to the comprehensive plan and meets all of the City's zoning code requirements.

The Commission discussed the request and at the conclusion of the discussion a motion was made by Van Wyk to approve and seconded by Chiarella. On roll call the vote was: YES: Van Wyk, Chiarella, Agan, Haustein, Landon, Pfalzgraf, Vander Molen, Van Vark, Visser, Vos. NO: None. Motion carried.

**E. Site Plan: Van Sant Enterprises**

Van Sant Enterprises is proposing a new office addition to the existing structure on Truman Road. The proposed office addition would be 55' x 75' and 2 stories in height. The addition would be placed at the front of the existing building in space reserved for this addition. Staff provided an overview of the proposed site plan. In summary, staff stated they believe the proposed site plan conforms to the comprehensive plan and meets all of the City's zoning code requirements.

The Commission discussed the proposal and at the conclusion of the discussion a motion was made by Van Vark and seconded by Chiarella to approve the proposed site plan. On roll call the vote was: YES: Van Vark, Chiarella, Agan, Haustein, Landon, Pfalzgraf, Vander Molen, Van Wyk, Visser, Vos. NO: None. Motion carried.

**F. Other Business / Public Forum**

**G. Adjourn**

With no further business noted, the meeting was adjourned at 7:45 PM.