

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION
NOVEMBER 13, 2017**

Chairperson Landon called the Planning and Zoning Commission to order in the Public Safety Complex at 7:00 p.m. Members present were: Craig Agan, Joe Canfield, Julio Chiarella, Cathy Haustein, Dave Landon, Ann Visser, and Teri Vos. Absent: Mark Groenendyk, Robin Pfalzgraf, Gary Van Vark, Ervin Van Wyk, and, Staff present: City Administrator Mike Nardini, Zoning Administrator Bryce Johnson, and Deputy City Clerk Cynthia Vaske. Others present: Brad Uitermarkt.

Unless otherwise noted, all actions were taken unanimously.

APPROVAL OF TENTATIVE AGENDA

Motion by Visser, second by Vos to approve the tentative agenda. Motion carried 7-0.

APPROVAL OF MINUTES

Motion by Agan, second by Canfield to approve the minutes of the October 23, 2017 meeting. Motion carried 7-0.

NEW BUSINESS:

**Consideration of a Site Plan for Precision Pulley for a 12,000 Square Foot Corporate Office
on Approximately 2.07 Acres Located at 205 SE 14th Street**

Precision Pulley & Idler (PPI) is proposing to construct a 12,000 square-foot corporate office building on approximately 2.07 acres. The plan includes 42 additional parking spaces, Type B and Type C landscaping, and onsite storm water detention. An 11,000 square-foot warehouse, known as PPI's Plant 3, currently sits on the property. The current plans have been revised to reflect City of Pella staff and consultant comments. Staff finds the development meets the minimum requirements of the zoning ordinance. Additionally, staff finds the development conforms to the City's Comprehensive Plan. Based upon the findings, staff recommends approval of the site plan.

Motion by Chiarella, second by Visser to approve the site plan as submitted. Motion carried 7-0.

OTHER BUSINESS / PUBLIC FORUM

Work Session to Discuss Urban Renewal and Economic Development

City Administrator Mike Nardini gave an overview of the economic development options cities have to encourage housing developments in their communities. He explained Tax Increment Financing (TIF) and its uses. He also explained that they are hoping to consider a new

housing subdivision within the next 30 days and said information about the proposed housing subdivision will be made available to the Commission once it has been made public for the upcoming November 21, 2017 City Council meeting.

Adjourned at 7:57 p.m.