

Planning and Zoning Commission
January 23, 2012
Preliminary Meeting Minutes

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.
Present: Craig Agan, Nelson Bogaard (7:03 p.m.), Julio Chiarella, Andrew Green, David Landon, Gary Van Vark, Ervin Van Wyk, Teri Vos.
Absent: Jim Danks, Greg Gordy, Bob Smith.

Others Present: Ken De Haan, Sharon Steenhoek, David Steenhoek, Laurena Van Zante, Brad Uitermarkt, William Holt, Doug Van Zee, Greg Stump, Mary Stump, Elmer Roorda, Dell Collins, Mike Nardini, George Wesselhoft.
- 3) The Commission appointed Gary Van Vark as acting Chair in absence of the Chair and Vice Chair.
- 4) Annual Elections. The Commission tabled the annual elections until the next meeting.
- 5) Approval of Minutes. The December 12, 2011 regular meeting minutes were approved as submitted.
- 6) Public Hearing on Rezoning Application by David & Sharon Steenhoek to Rezone 612 East 1st Street (Legal: The S ½ of the W ½ of Lot Two (2) in Block Forty-Six (46) in the City of Pella, Iowa) From R2 Two Family Residential to CBD Central Business District.

Gary Van Vark asked if there were any written comments.

George Wesselhoft responded that two letters were received, one from Dan Spotten (512 Liberty Street) indicating that he has no problem at all with the rezoning and one from Karen Den Adel (611 East 2nd Street) stating that she is opposed to the rezoning (see attached).

Ken De Haan (614 East 1st Street) stated that he is concerned about a shared driveway they have and they have no problems with residential but they are concerned with having it turned into a business, and so his vote would be no.

Mary Stump (610 East 1st Street) stated that her reason for not wanting it to be a business is because if she would ever want to sell at any point, then any other business could come in beside her home and she is not for that and she would vote no also.

Sharon Steenhoek stated that she is the owner of Funky Junque and has owned it for three years and they have customers all the way from New York, California, Colorado and Minnesota and that she feels they are a place of destiny; several people have said they are one of their favorite places to come to in Pella. She added that she is clean and neat and that Funky Junque is just a twist and that they repurpose furniture and sell at a very low price and that they buy from people off the street and that she helps the community in that way. She also does consignment. She further stated that she keeps tight books, is Dutch clean and has lived in the community all her life and respects her neighbors. Ms. Steenhoek mentioned that she done everything from worked at the Dairy Queen to financial aid at Central College to working at the Pella Community Hospital and on the road doing sales. She stated she will be a good neighbor and they will work out some type of barring with the shared driveway so that customers do not use it. She added that she never has a full store of customers; it is usually one to five at a time. She mentioned that the location would not be any further away from the Windmill than where she is located now. Her desire to purchase the home is because it is so cute and quaint she feels she can decorate each room and draw more people to Pella. Ms. Steenhoek added that she feels it would be an asset to the Molengracht shopping and that financially she needs to make the step. She continued by stating that she is not worried about losing the walk by traffic as the people that are coming to her store are intentionally coming to her store. She needs the home so the little money she is making they can invest into a house that maybe later she and her husband can maybe later retire to instead of throwing away money at rent in a building that is high rent, cold windows, no light in the windows, and water that goes down in the basement and creates mold.

Dave Steenhoek stated that they want to be good neighbors and part of the neighborhood and do a small business right off downtown Pella, and that Pella continues to be a growing community and the business community needs to expand, and their desire is to invest and put money back into Pella. Their request and hope is that the Commission will consider their plea and they will do the best they can to be a good part of the community.

William Holt (609 East 2nd Street) asked whether they would put up a large sign and based on his phone survey the majority of the people he talked to are against it and he would side with them and vote no.

George Wesselhoft clarified that they could do a freestanding sign like Pizza Ranch for example or a wall sign on the building.

Ms. Stump added that her concern is if you open this to spot zoning then you are opening a can of worms for other occupants uptown that have high rent and think they find a house off the beaten path.

The public hearing was closed.

- 7) Rezoning Application by David & Sharon Steenhoek to Rezone 612 East 1st Street From R2 Two Family Residential to CBD Central Business District. David & Sharon Steenhoek are requesting the rezoning of 612 East 1st Street from R2 Two Family Residential to CBD Central Business District. The proposed property use is retail, consignment, and antique with upstairs residential rental. The Comprehensive Plan, Future Land Use Map targets the area proposed to be rezoned for Medium Density Residential. Therefore, the proposed rezoning is inconsistent with the Comprehensive Plan. Also, as the parcel in question is not contiguous to the CBD Zoning District, spot zoning may be a concern. The entire block in which the parcel is located is zoned R2.

Teri Vos asked about the consignment shop in a house just south of the Post Office and the gift shop in a home to the west and are these cases of spot zoning.

George Wesselhoft clarified that these two locations are in the Central Business District and are zoned appropriately for said businesses.

David Landon stated that in the training they received it that they were told spot zoning was illegal and not advised to do and it would be very difficult for him to justify change unless when they revisit the Comprehensive Plan it is determined to rezone the entire area but not at this time.

Julio Chiarella mentioned there are still some empty store locations and that with the growth of the City if we start to run out of zoning and they need to grow in the business district they will have to do something about it, but as long as there are other spaces still available.

David Landon made a motion to recommend denial of the rezoning. Julio Chiarella seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.

- 8) Public Hearing on Easement Vacation Application by Michael A. Vint to Vacate a Public Utility Easement located on Lot 2 of Bos Landen Phase 11 (Legal: Beginning at the SW corner of Bos Landen Phase 11 Lot 2, a platted subdivision in the City of Pella, Marion County, Iowa; Thence East 130.0' to the SE corner of Lot 2; thence North 10.0'; thence West 130.0'; thence south to the Point of Beginning containing 1,300 square feet).

No written or oral comments were received.

- 9) Easement Vacation Application by Michael A. Vint to Vacate a Public Utility Easement located on Lot 2 of Bos Landen Phase 11. Michael A. Vint is requesting the existing 10' public utility easement along the backside of his property at 2627 Bos Landen Drive be vacated to accommodate the installation of a fence. All City and private utilities were notified of the proposed easement vacation. No utilities indicated they had infrastructure in the affected easement nor did any utilities object to the proposed easement being vacated.

Andrew Green made a motion to recommend approval of the easement vacation. Craig Agan seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.

- 10) Site Plan for Vermeer Corporation. Vermeer Corporation is proposing an office addition to their existing Plant 6 facility. This addition would comprise a total of 6,785 square feet, including 5,400 square feet on the first floor and 1,385 square foot on the mezzanine.

Ervin Van Wyk made a motion to approve the site plan. Julio Chiarella seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.

- 11) 2011 Development Report. George Wesselhoft summarized the 2011 development report and mentioned new industrial, in particular Vermeer Corporation, along with institutional remodels and single family home permits.
- 12) Other Business. None.
- 13) The meeting was adjourned at 7:28 p.m.

Respectfully submitted,
George Wesselhoft
Planning and Zoning Director

January 12, 2012

Re: Rezoning of 612 East 1st Street

Pella Planning and Zoning,

I received a notice about the Steenhoek's wanting to rezone 612 East 1st Street from R2 to CBD.

Best I can tell from the map provided, city blocks north and west of this location are zoned CBD. From personal investigation, I am led to believe the Steenhoek's wanting move the store "Funky Junk" to this location.

I have no problem at all with the rezoning of 612 East 1st Street to CBD. I wouldn't want to see a trash recycler at that location, but a small "shop" selling antiques is not going to be any nuisance at all. After all, it is THEIR building and personal property rights should be important to ALL of us as long as it doesn't adversely affect neighbors.

Respectfully,

Dan Spotten
512 Liberty Street
Pella, Iowa, 50219
641-628-8571

January 12, 2012

George Wesselhoft, AICP
Planning and Zoning Director
City of Pella
100 Truman Road
Pella, IA 50219

Re: Rezoning Notice for 612 East 1st Street

I wish to go on record that I am opposed to rezoning the property at 612 East 1st Street from R2 Two Family Residential District to CBD Central Business District.

Thank you



Karen Den Adel, Property Owner of 611 East 2nd St.