

Planning and Zoning Commission  
February 27, 2012

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.  
Present: Craig Agan, Julio Chiarella, Jim Danks, Andrew Green, David Landon, Gary Van Vark.  
Absent: Nelson Bogaard, Greg Gordy, Bob Smith, Ervin Van Wyk, Teri Vos.  
  
Others Present: Gary Reed (Civil Design Advantage), Bryan Schnurr (Wesley Life), Sarah Pavelka, Artie Van Zee, Doug Van Zee, Bruce Williamsen, Wayne Stienstra, Elmer Van Dusseldorp, Mike Nardini, George Wesselhoft.
- 3) Annual Elections. The Commission elected Jim Danks to serve as Chair and Bob Smith to serve as Vice Chair for 2012.
- 4) Approval of Minutes. The January 23, 2012 regular meeting minutes were approved as submitted.
- 5) Public Hearing on Rezoning Application by Wesley Life to Rezone Property (Legal Description: LOT 2 OF THE SURVEY AND SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 77 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2: THENCE SOUTH 00 DEGREES 23 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 1108.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 1954.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 AND A CURVE CONCAVE EAST WHOSE RADIUS IS 5729.58 FEET, WHOSE ARC LENGTH IS 181.62 FEET AND WHOSE CHORD BEARS NORTH 00 DEGREES 36 MINUTES 54 SECONDS WEST, 181.61 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 35 SECONDS EAST CONTINUING ALONG SAID WEST LINE, 926.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 50 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 413.62 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 1546.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.85 ACRES) from A1 Agricultural Zoning District and R1 Low Density Single Family Residential to INS Institutional Zoning District. Wesley Life is requesting a rezoning from A1 Agricultural and R1 Residential to INS Institutional for four existing parcels comprising a total of 49.85 acres. The proposed use includes a retirement community with 64 nursing facility beds

and up to 50 one and two bedroom assisted living units to provide a continuum of care to older adults. The Comprehensive Plan, Future Land Use Map currently targets the area proposed to be rezoned for Agricultural. Therefore the proposed rezoning is inconsistent with the Comprehensive Plan. However, while the current Plan is what is followed it should be noted for historical knowledge that the 2002 Comprehensive Plan update previously identified this parcel when it was under Pella Regional Health Center ownership for geriatric care, which is an institutional use, based on a prior retirement care facility concept. The Comprehensive Plan, Future Transportation System does not include any future streets or thoroughfares which would affect the property in question. No future streets are shown on the east side of Main/Highway T14. Critical to this development will be the extension of water and sanitary sewer infrastructure, in particular, of which the developer is aware and will be working to meet City standards for said infrastructure. Also, a development agreement will likely be proposed as it pertains to associated public infrastructure responsibilities.

No written comments were received.

Wayne Stienstra stated that he owns property to the south and has seen the plans and while he does not have a problem with the development he has a concern about sidewalks along Main Street. If no consideration is given for sidewalks, then he would oppose it.

Gary Reed noted they are requesting a rezoning for 49.85 acres which the current zoning is A1 Agricultural for the north part outside the City limits and R1 Residential for the south part inside the City limits. The rezoning request is for institutional for a full service retirement community.

Bryan Schnurr mentioned that Wesley Life started in 1947 with Wesley Acres and that they have seven communities throughout the State. In Pella they have Jefferson Place, Fair Haven and Pella Manor. Mr. Schnurr stated that there were two phases of an agreement with Pella Regional Health Center, the first of which was to take over current facilities the second of which is for the current effort to transfer facilities off site to a new location. He added that there would be 64 skilled nursing beds and that the care model takes it back to a residential style, and that their mission is guided by Christian compassion. Part of their service deals with home health care, hospice and this would be a function of that service, and this is a big step forward. Mr. Schnurr further added that the development would be phased with the north portion of the site being phase one and that they looked at ten to fifteen properties in town and the Hospital donated the property.

Gary Reed stated that they submitted a voluntary annexation application on January 17 and mailed a letter to the neighbors within 300 feet on January 16. They submitted the rezoning application on January 26 and have begun work on getting sanitary sewer, working with two property owners, have begun work on the water plans on T14 and will soon submit to the City. Mr. Reed added that

seven of the fourteen neighbors have signed the petition in support of the rezoning approval.

Gary Van Vark questioned whether there would be a street connection from Main Street to Hazel Street.

George Wesselhoft responded that the current Comprehensive Plan does not call for a future street from Main Street to Hazel Street or any other future thoroughfare on the East side of Main Street in the vicinity. Also, the developer is not proposing a subdivision which would necessitate new streets.

There was discussion about the Comprehensive Plan future transportation routes.

Gary Van Vark mentioned that he would see a concern with having only one way in and out of the facility if there was an emergency.

Bryan Schnurr responded that there will be a looped road and that wetlands on the property are an issue and because of this it would be very difficult with the wetlands to get two entrances.

Gary Reed expanded that the looped drive would be a boulevard design in case one side is blocked with an accident.

Jim Danks asked for a staff response on Wayne Stientra's question concerning sidewalks and when that would be addressed.

Mr. Wesselhoft responded that while he could not definitely answer the question now because it is just the rezoning process stage, any public improvements including sidewalk or other improvements along Main Street/T14 would likely be considered as part of a development agreement concurrent with the site plan.

Julio Chiarella suggested that the developer coordinate entrance location with the Fountain Hills development.

Mr. Schnurr reiterated the wetlands issue on the west side of the property which is limiting their drive entrance placement location.

There was further discussion about street layout and design.

The public hearing was closed.

- 6) Rezoning Application by Wesley Life to Rezone Property from A1 Agricultural Zoning District and R1 Low Density Single Family Residential Zoning District to INS Institutional Zoning District.

Julio Chiarella made a motion to recommend approval with corresponding amendment to the Comprehensive Plan. David Landon seconded the motion. Upon vote, all voted yes. Motion carried 6 to 0.

- 7) Re-approval of Preliminary Plat for Fountain Hills Plats 3 and 4. The Planning and Zoning Commission approved the plat at a special meeting on May 9, 2011 with waiver of the temporary cul de sac requirement for asphalt. Per Code a preliminary plat expires if the final plat is not presented within one year. The developer is requesting re-approval of the preliminary plat which provides for another 12 months before plat expiration. This area includes 59.57 acres of land immediately adjacent the north and east sides of existing Fountain Hills subdivision. Lots 1-10 are zoned R2 Two Family Residential. Lots 11-98 are zoned R1 Low Density Single Family Residential.

Gary Van Vark made a motion to recommend re-approval of the plat. Julio Chiarella seconded the motion. Upon vote, all voted yes. Motion carried 6 to 0.

- 8) Other Business. None.
- 9) The meeting was adjourned at 7:35 p.m.

Respectfully submitted,  
George Wesselhoft  
Planning and Zoning Director