

Planning and Zoning Commission  
Special Meeting  
May 14, 2012

- 1) The special meeting was called to order at 7:00 a.m.
- 2) Roll Call.  
Present: Craig Agan, Nelson Bogaard, Jim Danks, David Landon, Ken Rozenboom, Bob Smith, Gary Van Vark, Teri Vos.  
Absent: Julio Chiarella, Andrew Green, Ervin Van Wyk.  
Others Present: Chris McGuire (McCON Building Corporation), Brad Uitermarkt, Dan Kraayenbrink, Mike Norman, George Wesselhoft.
- 3) Approval of Minutes. The minutes of the April 23, 2012 regular meeting were approved as submitted.
- 4) Final Plat for Bos Landen Phase 10 Plat 2. Lighthouse, LLC is proposing to final plat Bos Landen Phase 10 Plat 2. This would be a five lot subdivision on 9.13 acres located immediately west of Bos Landen Phase 10 Plat 1 toward Highway T15. Lot sizes would range from 1.15 to 3.30 acres. Bob Smith made a motion to recommend approval of the final plat. Gary Van Vark seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.
- 5) Site Plan for Culver's. Culver's is proposing a 4,200 square foot drive through restaurant on De Winkelen Hof Plat 1 Lot 2. Access would be via private drive entrances from the north side of the property. Proposed parking includes 52 parking spaces. ADA, motorcycle, and bicycle parking are also proposed to meet Code. Sidewalk connection to the eight foot public walk will be provided as required under the Gateway Corridor Overlay District. There was discussion about traffic in the area. George Wesselhoft mentioned that the private drive for De Winkelen Hof subdivision was reviewed at the time of the plat. Gary Van Vark made a motion to approve the site plan. Craig Agan seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.
- 6) Site Plan for City of Pella. The City of Pella is proposing a new utility building as part of improvements to the Clark Street substation. In addition, a new public sidewalk along Clark Street along with landscaping, and new drive approach off former South Street right of way are proposed. Bob Smith made a motion to approve the site plan. Ken Rozenboom seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.
- 7) Other Business. Staff was directed to check with the other Commissioners to see if switching the regular meeting time during the summer to 7 a.m. would work.
- 8) The meeting was adjourned at 7:12 a.m.

Respectfully submitted,  
George Wesselhoft  
Planning and Zoning Director