

Planning and Zoning Commission
Regular Meeting
February 25, 2013

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.
Present: Craig Agan, Julio Chiarella, Jim Danks, Mike Vander Molen, Gary Van Vark, Ervin Van Wyk, Ann Visser, Teri Vos.
Absent: Nelson Bogaard, David Landon, Bob Smith.
Others Present: James Hibma, George Wesselhoft.
- 3) Approval of Minutes. The minutes of the January 28, 2013 regular meeting were approved as submitted.
- 4) Public Hearing on Rezoning Application by James and Marlene Hibma to Rezone The South 140' Lot 8 Block 42 Original Town of Pella, Iowa from INS Institutional Zoning District to R1C Neo-Traditional Single Family Residential.

No written or oral comments were received.
- 5) Rezoning Application by James and Marlene Hibma to Rezone The South 140' Lot 8 Block 42 Original Town of Pella, Iowa from INS Institutional Zoning District to R1C Neo-Traditional Single Family Residential. James and Marlene Hibma are requesting a rezoning from INS Institutional to R1C Residential for the property at 402 Liberty Street. The proposed use is single family residential, which is the current legal nonconforming use of the property.

Ervin Van Wyk asked why the applicant is requesting the rezoning at this time.

James Hibma responded that they are trying to refinance and the 60% rule for legal nonconforming use as far as if the structure is more than 60% destroyed it cannot be rebuilt is at issue.

Mike Vander Molen made a motion to approve the rezoning. Julio Chiarella seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.
- 6) Site Plan for AT&T. AT&T is proposing to add antennas at the existing monopole communications tower at 1410 Washington Street behind Van Gorp Corporation. In addition to the antenna equipment, they are proposing a 12 foot by 28 foot shelter for which site plan approval is necessary. Ervin Van Wyk made a motion to approve the site plan. Craig Agan seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.
- 7) The meeting was adjourned at 7:13 p.m.

Respectfully submitted,
George Wesselhoft

Planning and Zoning Director