

Planning and Zoning Commission  
Regular Meeting  
May 20, 2013

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.  
Present: Craig Agan, Nelson Bogaard, Julio Chiarella, Jim Danks, Mike Vander Molen, Gary Van Vark, Ervin Van Wyk, Ann Visser, Teri Vos.

Absent: David Landon, Bob Smith.

Others Present: Barb Kniff, Jack Pope, Doug Van Zee, Wayne Vander Leest, Marc Vande Noord, Brad Uitermarkt, Dell Collins, Denny Buyert, Jerry Byers, George Wesselhoft.

- 3) Approval of Minutes. The minutes of the April 22, 2013 regular meeting were approved as submitted.
- 4) Public Hearing on City Initiated Right of Way Vacation to Vacate a Portion of East Park Lane Right of Way (Legal Description: Commencing at the N ¼ Corner of Section 2 – Township 76 North – Range 18 West of the 5<sup>th</sup> P.M., Marion County, Iowa. Thence S89 Degrees 35' 10"W 605.27' to the Point of Beginning also being the NE Corner of Parcel B of the Northeast Fractional Quarter of the Northwest Fractional Quarter of said Section 2 according to the plat thereof in Book 232, Page 160, Marion County Records; Thence S02 Degrees 16' 55"W 20.00'; Thence N89 Degrees 35' 10"E 100.00'; Thence N02 Degrees 16' 55"E 40.00'; Thence S89 Degrees 35' 10"W 100.00'; Thence S02 Degrees 16' 55"W 20.00' to the point of beginning containing 0.09 acres).

No written or oral comments were received.

The public hearing was closed.

- 5) City Initiated Right of Way Vacation to Vacate a Portion of East Park Lane Right of Way. On August 7<sup>th</sup>, 2012 the City Council accepted a road right-of-way (ROW) transfer from Marion County of East Park Lane from the east corporate limits to 240<sup>th</sup> Place. Currently, the general public's access to this bridge is blocked; however, the bridge is utilized by private property owners for agricultural and recreational access to their properties. The City Council Policy and Planning reviewed this matter at their October 16, 2012 meeting and directed that the City initiate proceedings to vacate the bridge right-of-way area, which would allow it to be used as a private bridge by the private property owners. This was based on the fact that the bridge in question is substandard and presents a maintenance and liability concern to the City if it would remain open as a public bridge combined with the fact that East Park Lane is not currently a through street.

The public road right-of-way is for 100' in the area of the bridge, which would allow the property owners access to the bridge. In addition, staff would also recommend the vacation be subject to a development agreement, which adjoining property owners have agreed to, with the following key provisions:

- Permitted Land Uses: land uses associated with the usage of the bridge in the area to be vacated shall be limited to either agricultural, recreational, or one single family home for each Property Owner.
- Easements for Utilities: The City shall retain public utility easement over the entire area.
- Future Street Establishment: The City may reestablish the right of way and public street without any right of objection from the property owners. This provision assures the integrity of the Comprehensive Plan, which identifies East Park Lane as a future street thoroughfare to 240<sup>th</sup> Place.
- Annexation: Property owners agree that for any connections to City water or City sanitary sewer voluntary annexation application shall be submitted.
- Hold Harmless: The City is to be held harmless from liability associated with the bridge area to be vacated.
- Property owners will have the right to improve the bridge structurally and will have full responsibility to maintain.

Gary Van Vark questioned whether the bridge is inadequate because of weight situation or both.

Denny Buyert responded both, that the fact that it is a single lane bridge he would not want to take a single lane bridge for public use.

Julio Chiarella made a motion to recommend approval subject to development agreement. Nelson Bogaard seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 6) Site Plan for Overland Property Group LLC. Overland Property Group is proposing a 32 unit apartment complex in View Pointe Subdivision. The site development area includes 2.66 acres. The proposed buildings include two apartment buildings at 9,112 square feet each and one club house building at 1,713 square feet. Water jurisdiction is Central Iowa Water Association. CIWA intends to provide fire flow protection to the project by extending their existing 8" water main located west of Pella Printing Co. northward across new Highway 163 and then southeastward along the north side of Old Highway 163 West, across 210<sup>th</sup> Avenue and continuing southeastward to connect to their existing 10" water

main in front of Recker Dental. Sanitary sewer will be served by City of Pella existing infrastructure in West 16<sup>th</sup> Street. Access to the site will be via one proposed driveway off West 16<sup>th</sup> Street. Parking and landscaping meet and exceed code. Storm water would be handled by roof drain and storm pipes. The Community Development Committee approved the Design Permit for the project at their May 8, 2013 meeting.

Jim Danks questioned how large a population density has to be before there are two entrances or exits.

George Wesselhoft responded that there is no threshold requirement in the Zoning Ordinance based on density triggering additional access drives to the street.

There was further discussion about access to the site.

Gary Van Vark asked concerning the water for fire protection is that tied to occupancy permit.

Jerry Byers responded in the affirmative that the City will not issue an occupancy permit until the water for fire protection meets requirements.

Ervin Van Wyk questioned whether there are any sidewalks to go all the way into town with people walking to Wal-Mart and that direction.

George Wesselhoft responded that there is a future trail identified in the Comprehensive Plan that would utilize the former railroad bridge.

There was discussion about sidewalks. It was noted that a public sidewalk is required for the site along West 16<sup>th</sup> Street.

Ervin Van Wyk made a motion to approve the site plan. Julio Chiarella seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 7) Site Plan for Vermeer Corporation. Vermeer Corporation is proposing a new 17,800 square foot early learning center with 136 child capacity in Mahaska County directly east of their existing campus. Proposed site improvements include the early learning center building, parking, and playground areas. Infrastructure improvements include pavement extension of the county road along with the associated private infrastructure to service the site. Sanitary sewer is proposed through force main extension and connection to the existing Vermeer campus infrastructure. Water jurisdiction is Mahaska County Rural Water. However, they are ceding the right to service the project so Vermeer Corporation can tie into their existing campus water which is City of Pella water. Access would be via two drives off 250<sup>th</sup>/Adams Avenue. Parking and landscaping meet and exceed code, respectively. Storm water piping would take storm water to the

adjacent storm basin. The Community Development Committee approved the Design Permit for the project at their May 8, 2013 meeting.

Julio Chiarella asked about the paving of the road is what type of paving and how long.

Denny Buyert responded it will be 24' wide with 8" P.C.C. pavement.

Julio Chiarella made a motion to approve the site plan. Gary Van Vark seconded the motion. Upon vote, Chiarella, Van Vark, Agan, Bogaard, Danks, Vander Molen, Van Wyk, Visser voted yes, Vos abstained. Motion carried 8 to 0 with 1 abstention.

- 8) Site Plan for City of Pella. The City of Pella is proposing a multi-purpose sports park. The total area for the property in question consists of 106 acres. Phase 1 Base Bid improvements will consist of 5 baseball fields, multi-purpose field space, a utility building, 125 parking spaces, access drive from Oskaloosa Street, sidewalks, landscaping, a retention pond, site utilities, irrigation for the baseball fields, and wetland mitigation. Phase 1 Alternate Bid improvements will include the concessions building and a toilet building. Future improvements may include an additional 8 baseball fields, 675 parking spaces contiguous to the Phase 1 parking, an access drive to Adams Avenue, 3 satellite parking lots, 2 multi-purpose field spaces, a southern small concessions building addition to the Phase 1 toilet building, wetland mitigation, landscaping, site utilities, and irrigation.
- Access: Access for Phase 1 of the project would be through 31' wide drive to Oskaloosa Street. Future access is proposed from Highway G5T from the northeast.
  - Parking: 125 off street parking spaces are proposed as part of Phase 1.
  - Landscaping: Landscaping plants proposed include trees, confiners, perennials, and shrubs. Trees are proposed near the entrance off Oskaloosa Street and in the parking lot area.
  - Utilities: An 8" water connection will connect to the existing City 8" water line at Oskaloosa Street. Wastewater would be handled through septic/sand filter systems as there is no sanitary sewer in the vicinity of the project.
  - Storm Water Management: Storm water will be handled with a system of storm sewer intakes and pipes along with retention pond.

Gary Van Vark asked if field lighting is included in the first phase.

Denny Buyert responded no that field lighting is not included in the first phase. He then gave an overview of the project including base bid items.

Gary Van Vark asked if the parking is hard surfaced or granular.

Denny Buyert responded that the 125 spaces will all be Portland cement.

Ervin Van Wyk asked if the concessions stand is supposed to be for storm shelter.

Denny Buyert responded no but that may be something that can be looked at in the future.

Mike Vander Molen asked if access to Adams Avenue is proposed at this time.

Denny Buyert responded that access to Adams Avenue is not proposed for Phase 1.

Gary Van Vark asked for a description of the proposed wetland mitigation.

Denny Buyert mentioned that the stream that goes through the property is considered Waters of the U.S. so if anything over ½ acre is disturbed a permit is needed. Also, to help satisfy concerns they have to build buffer strips and plantings as the Corps of Engineers does not like you to build a pond.

There was further discussion about the site plan.

Nelson Bogaard made a motion to approve the site plan. Ervin Van Wyk seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

9) Other Business. None.

10) The meeting was adjourned at 7:35 p.m.

Respectfully submitted,  
George Wesselhoft  
Planning and Zoning Director