

**MINUTES OF THE CITY OF PELLA
PLANNING AND ZONING COMMISSION MEETING
APRIL 5, 2021**

CALL TO ORDER BY THE CHAIRPERSON AND ROLL CALL

Chairperson Canfield called the Planning and Zoning Commission to order at 7:00 p.m. in the Public Safety Complex. Members present were: Joe Canfield, Julio Chiarella, Cathy Haustein (via phone), Kisha Jahner, Tom Johnson, Dave Landon, Robin Pfalzgraf (via phone), Ann Visser, and Teri Vos (via phone); absent: Mark Groenendyk and Julie Heerema Mueller. Staff present: City Administrator Mike Nardini, Code Enforcement Officer Jared Parker, and the Deputy City Clerk. Due to heightened public health risks associated with the COVID-19 pandemic, accommodations were made to broadcast this meeting via conference call. One member of the public attended the meeting in person and 13 individuals joined the conference call.

APPROVAL OF TENTATIVE AGENDA

Motion by Landon, second by Visser to approve the tentative agenda. Motion carried 9-0.

APPROVAL OF MINUTES

Motion by Visser, second by Jahner to approve the minutes of the March 22, 2020 meeting. Motion carried 9-0.

PUBLIC HEARINGS

None.

NEW BUSINESS PROPOSED

**Consider a Rezoning Application for Land Along 218th Place to Change the Zoning from Agricultural (A1) and Community Commercial (CC) to Limited/Light Industrial (M1)
(Tabled at the February 22, 2021 Planning & Zoning Meeting)**

Bruce Schiebout has submitted a conditional rezoning application for a 9.66-acre parcel along 218th Place to change the zoning from A1 (Agricultural) and CC (Community Commercial) to M1 (Limited/Light Industrial). The subject property is currently utilized for agricultural purposes.

While there are currently no properties zoned M1 that abut the property, there are a significant number of properties with an M1 designation in the vicinity.

In addition, to address land compatibility issues, the applicant has agreed to the following conditions:

1. Conditional Uses: The applicant proposes conditions on the M1 district for the site, removing several intensive uses that would otherwise be permitted in M1. These uses to be disallowed include: Clubs (Recreational), Clubs (Social), Day Care (Limited), Day Care (General), Postal Facilities, Food Sales (Convenience), Cocktail Lounge, Kennels, Restricted Business (Adult Entertainment), Recycling Collection, Recycling Processing, Recycling Processing Limited, and Tattoo Parlor.

2. The applicant has agreed to Type 'A' screening requirements for the development.
3. The applicant has agreed to design standards for any buildings constructed on-site, including gables and one minor design element as outlined in the City's Design Review District Design Manual. Additionally, the building elevations indicate a brick façade, which is one of the preferred major materials included in the manual. The elevations for Building 1 have been included as an attachment to this memo and meet the proposed design standards.
4. To maintain the zoning of M1, Building 1, which is an office building, must be built in 2021. In addition, Buildings 2 and 3, which will have trade services uses, must be completed within five years of a Certificate of Occupancy being issued for Building 1.

There are several properties south of Washington Street in close proximity to this site which are zoned M1. As a result, staff does not believe this request constitutes spot zoning.

Staff believes that the restriction on uses, as well as a timeline for building the structures to ensure the maintenance of the zoning, is reasonable and would prevent future non-conformance with the property, while simultaneously ensuring that the uses on the lot have a negligible, if at all, negative impact on neighboring properties. Therefore, staff is recommending this ordinance be approved as submitted.

Motion by Landon, second by Johnson to take from the table the agenda item so that it may be considered by the Commission. Motion carried 9-0.

Canfield stated that the proposed layout of the development looks good, in his opinion, and aligns with the Comprehensive Plan.

Motion by Landon, second by Chiarella to approve the ordinance as submitted. Motion carried 9-0.

Consider a Site Plan Amendment for Fareway Stores, Inc. to Allow for a Drive-Through Coffeehouse at 2010 Washington Street

Fareway Stores, Inc., in partnership with Scooter's Coffee, has proposed building a drive-through coffeehouse on the property located at 2010 Washington Street in the far south side of the Fareway grocery store parking lot. The proposed amendment to the site plan, originally approved by the Planning and Zoning Commission on September 29, 1998 and by the Pella City Council on October 6, 1998, would allow for the construction of a 557-square-foot structure with an additional disturbed area of 11,300 square feet.

The proposed site plan amendment satisfies pertinent City Code and is consistent with the Comprehensive Plan. Staff recommends approval of the site plan amendment as submitted.

Chiarella suggested the applicant consider including an additional driveway exit for Scooter's Coffee.

Motion by Jahner, second by Chiarella to approve the site plan as submitted. Motion carried 9-0.

Consider a Site Plan for an Aircraft Hangar at 2119 Fifield Road

Weiler Transportation, Inc. has proposed building a hangar on the property located at 2119 Fifield Road. The main structure proposed shall be 10,000 square feet. The developer for this site is proposing a hangar for storing an airplane.

The proposed site plan meets the minimum zoning requirements. Additionally, staff believes that the proposed site plan complies with the Comprehensive Plan by fostering an economic environment that supports and attracts quality business, industry, and tourism. Therefore, staff recommends approval of the site plan as submitted.

Jahner noted that the application for the site plan did not have a signature from the applicant. Staff will have Megan Weiler Green sign the application.

Motion by Landon, second by Chiarella to approve the site plan as submitted. Motion carried 9-0.

OTHER BUSINESS / PUBLIC FORUM / WORK SESSION

Next Meeting Date

The next regular Planning and Zoning Commission meeting is scheduled for April 26, 2021. City Administrator Mike Nardini stated that the agenda for that meeting may include a site plan for a new commercial development at Prairie Ridge and a work session for an Urban Renewal Plan.

Adjourned at 7:30 p.m.