

(These minutes are not approved until the next Commission meeting.)

City of West Branch Special Planning & Zoning Commission Meeting

March 4, 2015

West Branch City Council Chambers, 110 North Poplar Street

Chairperson Roger Laughlin opened the regular meeting of the Planning & Zoning Commission at 6:30 p.m. welcoming the audience and Mayor Mark Worrell, City Administrator Matt Muckler, Zoning Administrator Paul Stagg, Council person Mary Beth Stevenson, Deputy City Clerk Dawn Brandt, City Engineer Dave Schechinger, and City Attorney Kevin Olson. Commission Members, LeeAnn Aspelmeier, Ryan Bowers, John Fuller, Clara Oleson, Gary Slach were present. Sally Peck joined the meeting at 7:09 p.m.

Approve minutes from the January 27, 2015 Planning & Zoning Commission Meeting.

Motion by Oleson, second by Fuller. AYES: Oleson, Fuller, Laughlin, Aspelmeier, Bowers, and Slach. NAYS: None. Absent: Peck. Motion carried.

Approve the Meadows Subdivision – Phase 2 Preliminary Plat./Move to action.

City Engineer Dave Schechinger presented his review of thirteen comments on the revised preliminary plat on behalf of the City. MMS Engineer Paul Andersen representing the developer provided answers to the comments. Members had discussion on the items and came to agreement with the developers on all but the retention facility and stormwater management approaches. Motion by Fuller to table approving the Meadows Subdivision Phase 2 preliminary plat, and asking for a revised plan for both the retention area and best management practices for stormwater issues upstream, second by Oleson. AYES: Fuller, Oleson, Bowers, Peck, Slach, Laughlin, and Aspelmeier. NAYS: None. Motion carried.

Approve recommendation to City Council to investigate various options and costs and consider a timeline for the construction of an extension of Green View Drive from Sullivan Street to Greenview Circle, connecting the Greenview and Pedersen Valley subdivisions./Move to action.

Chairperson Laughlin explained this recommendation to Council would ask them to investigate options for residents to get into town when Cedar/Johnson Road gets torn up during development.

Motion by Oleson, second by Slach. AYES: Oleson, Slach, Laughlin, Aspelmeier, Fuller, Bowers, and Peck. NAYS: None. Motion carried.

Old Business

Zoning Administrator Paul Stagg on behalf of Deputy City Clerk Leslie Brick – Reminder on April 6, 2015 Introduction to Planning and Zoning for Local Officials Training in Davenport.

Stagg said all members that responded to Brick's email have been registered for the training. Brick will provide car pooling information closer to the training date.

Zoning Administrator Paul Stagg – Reminder to review sections 165.1 through 165.19 of the City Code prior to the March 24, 2015 Planning & Zoning Commission Meeting.

Stagg requested that all members review sections 165.1 through 165.19 of the City Code and make note of any changes or questions on these sections prior to the next meeting.

Zoning Administrator Paul Stagg – Casey's Update.

Stagg said that IDOT has provided Casey's with feedback and they are still going back and forth on design. A two to four month delay of the project is expected.

New Business

Fuller suggested reviewing the City comprehensive plan for any recommendations or updates and adding it to an agenda after March.

Adjourn

Motion to adjourn meeting by Oleson, second by Aspelmeier. Motion carried on a voice vote. Planning & Zoning meeting adjourned at 8:40 p.m.