

PLANNING & ZONING COMMISSION BUCHANAN COUNTY

MINUTES

Tuesday, March 3, 2020

The Buchanan County Zoning Commission meeting was called to order at 7:01 PM by Chairperson Frye. The meeting was held in the Public Health Meeting Room, 1413 1st St W, Independence, Iowa.

ROLL CALL

PRESENT: Tracy Franck, Jim Frye, Mike Robinson, Elena Schmitz, Jan Short, Bronson Wierck

ABSENT: Marlene Brown, Steven Saathoff, Kris Wilgenbusch

STAFF: Matt Even, Zoning Administrator

PUBLIC GUEST: Brent Bazan, Brian Schoon

APPROVAL OF MINUTES

Motion by Short to approve the minutes of the February 4, 2020 meeting as submitted. Second by Robinson. All in favor. Motion carried.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

D2020002 – RSBR Central Avenue Addition – Preliminary Plat

Even presented the staff report. This proposal was found to be in conformance with the Buchanan County Comprehensive Plan and meets the development design standards per Section V of the Buchanan County Subdivision Ordinance with the exception of the street materials. All streets are required to be paved with Class B Portland Cement Concrete with a minimum 8 inch thickness unless the County Engineer and Board of Supervisors approve an alternate construction material. Approval has not been granted by the County Engineer for the use of asphalt pavement.

Staff recommends approval subject to the conditions of the staff report.

Brent Bazan with Farnsworth Group, Inc and representing the developer introduced himself and thanked the commission for their consideration.

Robinson voiced his frustration with reviewing a plat for which they previously recommended denial of the associated rezoning case. Even confirmed that the commission recommended denial last December, but the Board of Supervisors voted to approve the rezoning request in January. Robinson stated that this is taking some of the best land out of agricultural production and they also denied the original request that was just outside of Fairbank. Wierck inquired why the Board of Supervisors did not override the plat that was right next to town instead of two miles out when they had the same CSR. Frye responded that it was stressed to him by one of the supervisors that the associated rezoning request was already zoned for a business. There was discussion by the Commission on the possibility of a statute of limitations on rezonings in the future.

Motion by Robinson to recommend denial of case D2020002. Second by Wierck.

VOTING IN FAVOR: Robinson, Wierck

VOTING IN OPPOSITION: Franck, Frye, Schmitz, Short

Motion failed.

Motion by Schmitz to recommend approval of case D2020002, subject to the conditions of the staff report. Second by Franck.

VOTING IN FAVOR: Franck, Frye, Schmitz, Short

VOTING IN OPPOSITION: Robinson, Wierck

Motion carried.

Buchanan County Zoning Ordinance

Frye called the public hearing to order at 7:18 PM.

Brian Schoon gave an overview of each phase of review that the Commission and Board of Supervisors have completed in reviewing this ordinance. During the last meeting with the Board of Supervisors, they did not have a desire to have a joint meeting with the Commission and were ready for the Commission to act on the ordinance. The proposed ordinance has not changed since the Commission last reviewed the ordinance.

There was no discussion by the Commission on the proposed ordinance.

Motion by Short to close the public hearing. Second by Franck. All in favor. Motion carried. The public hearing closed at 7:22 PM.

Motion by Schmitz to recommend approval of the Buchanan County Zoning Ordinance as presented. Second by Short.

VOTING IN FAVOR: Franck, Frye, Robinson, Schmitz, Short, Wierck

VOTING IN OPPOSITION: None

Motion carried.

ANNOUNCEMENTS

Even invited the Commission to attend one of the upcoming Introduction to Planning & Zoning Workshops hosted by Iowa State University Extension.

ADJOURNMENT

Motion by Wierck to adjourn. Second by Short. All in favor. Motion carried.

The meeting adjourned at 7:25 PM.

Respectfully submitted,

Matt Even, Secretary