

Present

Planning and Zoning Commission members:
Deb McWhirter (via teleconference)
Jane Close
John Backer
Roger Kregel
Rosemary Willson

Others:

Misty Day, Zoning Administrator
Simon Gingerich

Jane Close called the meeting to order.

A motion was made to approve the agenda as presented by John Backer and was seconded by Roger Kregel. Motion passed.

A motion was made to approve the previous meeting minutes dated January 21, 2021, by Roger Kregel and was seconded by Rosemary Willson. Motion passed.

Old Business:

None.

Public Hearing:

Vice Chair Close opened the public hearing on an application for a Home Industry Permit for a post & frame construction business home office & appointment only showroom located at 32301 Willow Ave in the SE¼ NE¼ of Section 27, Township 90N, Range 15W. Administrator Day stated that the applicant is wanting to build an office/showroom for his business and that she received one call from Bob Dickson who was strongly opposed at first because he thought the shop was going to go on the parcel that was just split off for a new house. Once Administrator Day explained that the new house is separate and that the office/showroom is going to be built on the original parcel, South of the driveway, he seemed to be ok with the project. Applicant Simon Gingerich was present on behalf of his request and stated that he is currently renting an office and storage space in Cedar Falls for his post & frame construction business and he is wanting to build a small-scale office & shop where customers can come by appointment only. He is anticipating one customer per week on average. He will have a home office and a small showroom where customers can come for ideas and inspiration for their projects.

Discussion was had regarding the smaller parcel that was added to the existing acreage and whether it was still being farmed and whether there was any intention of splitting it off. It was determined that it is no longer being farmed since Simon purchased it, but he does intend to turn it into an apple orchid. It was also determined that there was a Deed Restriction in place that ties the two parcels together so they cannot be split off from each other. Discussion was had regarding the dimensions of the building and it was determined that it would be a 60' x 120' building or 7200 sq ft. Administrator Day also talked with the Commission regarding her decision to run this through as a Home Industry vs. a

Commercial rezone and she felt that Simon was able to abide by the Home Industry standards, especially since his clients would be by appointment only.

A Motion to approve the Home Industry Permit was made by Deb McWhirter and was seconded by John Baker. Motion was unanimously approved.

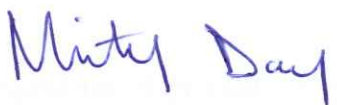
New Business:

Administrator Day discussed a potential Subdivision along 290th St & Spring Ave. She stated that she has yet to receive the Plat, but as far as she knows, this subdivision is still in the works.

Motion to adjourn the meeting was made by Roger Kregel and was seconded by John Backer. Meeting adjourned.

The Commission then held a workgroup session on the Zoning Ordinance update.

Misty Day, Planning and Zoning Administrator

A handwritten signature in blue ink that reads "Misty Day". The signature is written in a cursive, flowing style.