

SPENCER PLANNING AND ZONING COMMISSION

April 10, 2019

SPENCER, IA

The Spencer Planning and Zoning Commission of the City of Spencer, Iowa, met on the 10th day of April 2019, at 8:00 o'clock A.M. in the Council Chambers, City Hall, Spencer, Iowa, pursuant to law, to adjournment and to the rules of said Commission.

The meeting was called to order by Commission Chair Craig Wampler and the roll being called, there were present:

PRESENT: Wampler, Wunschel, Davilla, Dykstra

ABSENT: Roskens (two vacancies exist with the departure of Cooke and Schillinger)

It was moved by Commission Member Wunschel, seconded by Commission Member Davilla to approve the minutes of March 13, 2019. The motion was declared carried when all Commission Members present voted aye on voice call vote.

The Board discussed some of the proposed zoning amendments listed in the 2019-2024 Economic Development Strategic Work Plan Final Report by Toyer and a draft ordinance amending several of the provisions in Title 9 of the Spencer City Code, presented to the Commission by City Attorney Don Hemphill. The Commission was in favor of the following amendments to the Spencer City Code as suggested by Hemphill:

1. Adopt a new definition for "Duplex Residential", repeal the definition of "Dwelling, Two Family" and adopt a new definition (Title 9, Chapter 2, Section 1)
2. Repeal Title 9, Chapter 2, Section 2(B)(4)(c) regarding the definition of Commercial Off Street Parking (currently addressed in Section 9-2-2 (B) (23))
3. Add "micro-distillery" to the definition of "Micro-brewery" Title 9, Chapter 2, Section 2(B)(37)
4. Add a definition for "Aquaculture" as subsection 8 in Title 9, Chapter 2, Section 2(C).
5. Add a definition for "Data Storage" in Title 9, Chapter 2, Section 2(C).
6. In Title 9, Chapter 11, Section 3(B)(15), add "Semi truck-trailer parking spaces (80' x 8') equal to two times the number of loading docks shall be provided."
7. Add "Warehousing and Distribution" (currently lists only "Manufacturing or Industrial) to Title 9, Chapter 11, Section 3(B)(15) (allowing for 1 parking space for every two employees on the largest working shift).
8. In Title 9, Chapter 11, Section 8(C)(2), add "No more than four (4) persons shall actively participate in the home occupation."

Chair Wampler asked Atty Hemphill to revise the draft ordinance to reflect the changes that were suggested by the Commission and present it at the next Planning and Zoning Commission meeting in May. Wampler then set the goal for the May Planning & Zoning Commission meeting to review and discuss Toyer's recommended amendments to Spencer City Code Chapter 4 B-Multiple Residential District; Chapter 5 CBD-Central Business District; Chapter 6 General Commercial District; Chapter 8 D-Light Industrial District, Chapter 9 E-Heavy Industrial

District, Chapter 10 E-1 Heavy Industrial District, and Chapter 10A R-Riverfront District. Additional details pertaining to some of these sections will be discussed in more depth at a later date.

The Commission deferred discussion to a later date on the following items from the 2019-2024 Economic Development Strategic Work Plan by David Toyer:

- Chapter 2 Gen. Rec. #6 (% off-site micro distillery sales)
- Chapter 2 Gen. Rec. #4 (“food processing” vs. “major food processing” (fowl))
- Chapter 2 Gen. Rec. #7 (chemical and additive manufacturing industrial use types “basic industry” vs. “light manufacturing”)
- Chapter 2 Gen. Rec. #8 (warehousing and distribution “limited” vs. “general”)
- Chapter 3 Gen Comments (more flexibility in lot sizes)

Planning Director Kirby Schmidt reported that he has received concerns from citizens regarding the size of detached accessory buildings that is allowed in the Spencer City Code. Schmidt asked Commission members to observe large detached structures in the community and decide if this is an issue that needs to be addressed.

It was moved by Commission Member Wunschel, seconded by Commission Member Dykstra to adjourn the meeting of the Spencer Planning and Zoning Commission at 8:57 o’clock A.M. The motion was declared carried when all Commission Members present voted aye on voice call vote.

Chairperson, Craig Wampler

ATTEST:

Robyn Larsen, Planning Assistant
Acting Secretary