

SPENCER PLANNING AND ZONING COMMISSION

May 8, 2019

SPENCER, IA

The Spencer Planning and Zoning Commission of the City of Spencer, Iowa, met on the 8th day of May 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, Elbert, Roskens, Wunschel, Davilla, Dykstra

ABSENT: (one vacancy exists with the departure of Cooke)

It was moved by Commission Member Davilla, seconded by Commission Member Wunschel to approve the minutes of April 10, 2019, with additions, as follows:

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)

The motion was declared carried when all Commission Members present voted aye on voice call vote.

The Board continued discussion of the proposed zoning amendments listed in the 2019-2024 Economic Development Strategic Work Plan Final Report by David Toyer. It was moved by Commission Member Wunschel, seconded by Commission Member Davilla to **make no changes** to B Multiple Residential District, as referenced in Chapter 4 of the Toyer Report. The motion was declared carried when all Commission Members present voted aye on voice call vote.

It was moved by Commission Member Elbert, seconded by Commission Member Davilla to **make no changes** to CDB Central Business District, as referenced in Chapter 5 of the Toyer Report, regarding can and bottle redemption center, discarded appliance de-manufacturing, cathode ray tube (CRT) collection facility, building contractor facility, service stations, duplexes, limited warehousing and distribution; and to **recommend amendment of the Spencer City Code** to allow micro-breweries, wineries and distilleries in the CBD Zoning District as a permitted use (rather than a use by special exception). The motion was declared carried when all Commission Members present voted aye on voice call vote.

The Commission reviewed the proposed Amendment to Urban Renewal Plan for Spencer Consolidated Urban Renewal Areas with Brian Weuve, Finance Director. After finding that the amendment is in conformance with the City's overall urban development plan, it was moved by Commission Member Davilla, seconded by Commission Member Roskens to recommend to the City Council, amending the Urban Renewal Plan. The motion was declared carried when all Commission Members present voted aye on voice call vote.

The Commission tabled discussion of Detached Accessory Buildings – floor area and bulk, to a future meeting.

Item for Future Agenda: Flood Plain Map Update

It was moved by Commission Member Wunschel, seconded by Commission Member Dykstra to adjourn the meeting of the Spencer Planning and Zoning Commission at 9:09 o'clock A.M. The motion was declared carried when all Commission Members present voted aye on voice call vote.

Chairperson, Craig Wampler

ATTEST:

Theresa E. Reardon, City Clerk
Secretary