

SPENCER PLANNING AND ZONING COMMISSION

August 14, 2019

SPENCER, IA

The Spencer Planning and Zoning Commission of the City of Spencer, Iowa, met on the 14th day of August 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, Elbert, Dykstra, Davilla, McCaulley, Bare

ABSENT: None

It was moved by Commission Member Wunschel, seconded by Commission Member Davilla to approve the minutes of July 10, 2019. The motion was declared carried when all Commission Members present voted aye on voice call vote.

The Board discussed proposed amendments from the Toyer Report, including recommendations to Spencer City Code Chapter 10A R-Riverfront District. Planning Director Steve Hallgren will work with Don Hemphill to review the current Riverfront District regulations. Hallgren also recommended that a sub-committee be created to meet with staff for a Riverfront District discussion, and bring recommendations back to the Commission at the September meeting. Commission Member Wampler, Commission Member Elbert and Commission Member McCaulley all volunteered to be a part of that sub-committee.

City Attorney Don Hemphill will prepare for the Commission a draft ordinance with amendments as discussed during the last several months of review of the Toyer Report. The draft ordinance will also include staff recommendations regarding lot sizes.

It was moved by Commission Member Davilla, seconded by Commission Member Elbert to recommend approval of the Sunset Spencer Horizontal Property Regime described as 1810 20th Ave West, to the City Council. The motion was declared carried when all Commission Members present voted aye on voice call vote.

A new Zero Lot Line Ordinance, drafted by Planning Director Hallgren was discussed. A suggestion was made by Commission members to remove the term "single family" from the newly drafted Zero Line Development Ordinance Section 9-11-8(B)(A), 9-11-8(B)(E), and 9-11-8(B)(G). It was moved by Commission Member Elbert, seconded by Commission Member Dykstra that the Planning & Zoning Commission has chosen to waive a public hearing on AN ORDINANCE AMENDING PROVISIONS OF TITLE 9, CHAPTER 11, SECTION 8 (B) OF THE SPENCER CITY CODE, ZONING CODE, CONCERNING ZERO LOT LINE DEVELOPMENT and recommend to the City Council the Zero Lot Line Ordinance after removing the wording "single family." The motion was declared carried when all Commission Members present voted aye on the voice call vote.

A Microbrewery Use Ordinance Amendment was discussed. It was suggested that more work needs to be done to clarify definitions regarding “microbrewery”, “microwinery” and “microdistillery”. It was moved by Commission Member Davilla, seconded by Commission Member Bare that the Planning & Zoning Commission has chosen to waive a public hearing on AN ORDINANCE AMENDING PROVISIONS OF TITLE 9 OF THE SPENCER CITY CODE, THE SPENCER ZONING CODE (Microbrewery Use) and to recommend to the City Council the Microbrewery Use Ordinance Amendment. The motion was declared carried when all Commission Members present voted aye on the voice call vote.

Items for Future Agenda:

- Voluntary Annexation
- Discuss Riverfront Development

It was moved by Commission Member Davilla, seconded by Commission Member Elbert to adjourn the meeting of the Spencer Planning and Zoning Commission at 9:07 A.M. 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 Reardon, City Clerk
Secretary