



PLANNING & ZONING COMMISSION REGULAR MEETING

Minutes

Monday, October 26, 2020 at 5:30 pm

HIAWATHA COUNCIL CHAMBERS (101 Emmons Street Upper Floor)

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1. Call to Order - Roll

Minutes:

The Hiawatha Planning and Zoning Commission met in regular session in the Hiawatha Council Chambers on October 26, 2020. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Board members present: Darryl Cheney, Kevin Neef, Lisa Jepsen, Kenny Jones, Terry Trimpe and Mark Ross. Staff present: Community Development Director Patrick Parsley, Building Official Jim Fisher, City Administrator Kim Downs and City Engineer Jon Fitch. Guests in Attendance: Council Liaison Jerry Mohwinkle and Susan Forinash.

2. Approval of Agenda

Minutes:

Trimpe moved to approve the agenda. Seconded by Jones. **Motion carried.**

3. Approval of September 28, 2020 Regular Meeting Minutes

Minutes:

Jones moved to approve the regular meeting minutes of September 28th, 2020. Seconded by Neef. **Motion carried.**

4. Business

- a. **Consider Resolution for recommendation to City Council to approve the Preliminary Development Plan for the Village Center Planned Unit Development submitted by Hall & Hall Engineers for the property legally described as Village Center Addition, Hiawatha, Iowa.**

Minutes:

Chairperson Powers asked if there were any comments from the commission. Trimpe asked if this was the same thing, we approved at the September 28th meeting.

Chairperson Powers said yes, it is a scrivener error so we have to approve the preliminary development plan.

Director Parsley explained this item is an additional action by the Planning and Zoning commission that we failed to have you take at the last meeting. In the

approval process for a Planned Unit Development there's a rezoning process which is through a public hearing, then there is approval of a preliminary development plan, then once that is approved, we can approve the final development plan. The approval of the final development plan is what we did at the last meeting. So, what should have occurred the preliminary development plan should have been with the rezoning or the creation of the planned unit development area

Chairperson Powers asked if we approve this preliminary development plan do we have to go back and redo the approval of the final development plan.

Director Parsley explained since there are no changes to the final development plan we will not have to go back and approve it.

Chairperson Powers clarified this will be the last item before they can move forward.

Director Parsley answer that was correct. What happened next is these go to the council for them to approve the preliminary development plan and then the final development plan.

Cheney clarified all we need is to approve the preliminary development plan as a technicality and the rest of it has already been hashed out.

Director Parsley answered that was correct.

Cheney moved recommendation to City Council to approve the Preliminary Development Plan for the Village Center Planned Unit Development submitted by Hall & Hall Engineers for the property legally described as Village Center Addition, Hiawatha, Iowa. Seconded by Jones.

AYES: Trimpe, Jones, Cheney, Ross, Jepsen, Neef, Powers

NAYS: None

Motion Carried.

Resolution #20-018 Approved

5. Adjourn

Minutes:

Neef moved to adjourn the meeting at 5:35 P.M. Seconded by Trimpe.**Motion Carried.**

Planning & Zoning meetings will also be conducted electronically through an electronic format until further notice due to the concerns regarding person-to-person transmission of the COVID-19 virus. The meetings are also broadcasted live on the City's YouTube channel. You can join the October 26th meeting by going to: meet.google.com/ape-njna-own

12/22/2020, adopted on 12/21/2020