**Shueyville Planning and Zoning Commission Meeting**

Tuesday, May 5, 2015

The Shueyville Planning and Zoning Commission meeting was called to order at 6:30 pm on Tuesday May 7, 2015, at the Shueyville Community Center in the Shueyville council chambers.

Present: Chairman Pete Phillips, Ryan Cariveau, Carol Cowan, Dan Johnson

Absent: Rick Gibbs

Citizens present: Bryan Bredman, Markus Cannon, Margaret Sherry, Pam Larson, Shannon Miller, Teresa Eadie, Dave Schechinger, and Chad Sands

Motion by Cowan, seconded by Johnson to approve the agenda and the minutes of March 9, 2015. All Ayes, motion carried 4-0.

Discussion was held about the Land Use Plan. The proposal to update the Future Land Use Plan would include 60+ acres of commercial property south of 120th Street along interstate 380 that also includes a new road north and south of the property to connect James Avenue to 120th Street to the east of James Avenue. It was also discussed about a possible route that would not make James Avenue the main road. The city engineer shared that it was proposed in past that James Avenue was originally intended to be a more major street in future development.

It was also proposed to adjust the Mixed Use Corridor section of the land map. This is the current commercial area around 120th Street and Curtis Bridge Road.

Further discussion needs to be held to determine the best layout for roads and also review Zoning Codes to ensure future Commercial Development that will benefit the community. Chad Sands from ECICOG and City Engineer will create a questionnaire to present to citizens, review the city ordinances and estimate how much commercial income will be needed to maintain the city roads for the future.

Planning & Zoning needs to fill out W9 forms

 Caiveau, moved, seconded by Johnson to adjourn the meeting. All Ayes, motion carried 4-0.

Meeting was adjourned at 8:14 p.m.

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Pete Phillips, Chairman Rick Gibbs, Secretary