

## Shueyville Planning and Zoning Commission Meeting

Monday, October 24, 2022

Meeting held at Community Center- 2863 120<sup>th</sup> St NE, Swisher, IA 52338

### Minutes

Greg Wagner made a motion to call the meeting to order at 7:00pm; Richard Schoene seconded.

**Roll Call:** Cyrus Coffman, Ryan Cariveau, Richard Schoene, Greg Wagner

**Absent:** Jerry Cada. **Also present:** Mickey Coonfare, Dave Schechinger, Leah Kolar, Gene Beard, Scott Ritter, Joan Chalupsky

**Approval of agenda & previous meeting minutes:** Coffman made a motion to approve the meeting agenda; Schoene seconded. A correction was later made to the agenda; Business Section A: P&Z is only reviewing a site plan for an access road, not storage unit buildings.

Wagner made a motion to approve the minutes from the 9/26/22 meeting; Cariveau seconded.

**Citizen Comments:** None.

### **Business:**

- A. Joan Chalupsky and Scott Ritter presented a site plan for an access road off 120<sup>th</sup> St. NE for Joan's commercial storage unit property. This will be a city road capable of being extended in the future. Hard surfaced, concrete or asphalt, per Shueyville Code. JMFD requires a minimum 85-foot turnaround at the dead end. Cariveau made a motion to approve the site plan, Coffman seconded. All ayes. P&Z's review and recommendation will go to council for decision.
- B. Discussion to amend city code Chapter 35: Fire Protection, to address fire protection requirements based on zoning district. Updates to commercial district Knox Box requirements to include change of use, change of ownership, and during any remodel that would require a building permit. Also adding commercial district water tank requirements: 30,000-gallon tank within 1000 feet- sprinkler systems would be exempt. Amendment to code will be drafted and brought back to P&Z at the next meeting for further review and discussion.

- C. Discussion to amend city code Chapter 165: Zoning Regulations, sections 165.09 and 165.10. Specifically addressed screening and buffers between commercial and residential districts. Examples of other cities' zoning regulations in commercial districts to be reviewed. Discussion on this will continue at the next meeting.
  
- D. Shueyville's official zoning map updates: One exhibit document is needed from clerk's office before Dave Schechinger can move forward with drafting a new zoning map. P&Z suggested adding new Shueyville zoning map to Johnson County Property Information viewer.

**Adjourn:** Cariveau made a motion to adjourn the meeting at 9:13pm; Coffman seconded.