

Shueyville Planning and Zoning Commission Meeting

Monday, September 26, 2022

Meeting held at Community Center- 2863 120th St NE, Swisher, IA 52338

Minutes

Ryan Cariveau made a motion to call the meeting to order at 6:00pm; Greg Wagner seconded.

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

Absent: Jerry Cada. Also present: Mickey Coonfare, Leah Kolar, Eugene Beard, Joan Chalupsky

Approval of agenda for September 26, 2022 & minutes from August 22, 2022: Cariveau made a correction to the minutes- Rob Brown did bring a preliminary plat to the meeting for P&Z to review. Wagner made a motion to approve the agenda for tonight's meeting and the minutes from the August 22nd meeting with the correction made by Cariveau; Coffman seconded.

Citizen Comments: Eugene Beard did not get notice of the last P&Z meeting in August. He wanted to clarify any questions about the requested ordinance changes from Jefferson Monroe Fire Department regarding Knox box installation and fire protection water tank requirements for commercial properties. Clarification on water tanks for commercial properties: applies only to commercial properties under new construction; requirement to have a 30,000-gallon water tank within 1000 feet of the property. Properties with sprinkler systems would be exempt from this requirement. These requested ordinance changes from JMFD will be reviewed by P&Z Commission at the October meeting.

1. Business:

- a. Joan Chalupsky rezoning application: Joan is requesting 4 acres of land currently zoned agricultural be rezoned commercial. The reason behind her request is to build an access road to her commercial storage units off 120th St. NE and eventually add more storage units. A plat, specifying the 4 acres requesting to be rezoned, was provided to the P&Z Commission. Joan has met and discussed her plans with City Engineer, Dave Schechinger. Joan confirmed that Hart Frederick is creating a concept drawing for the construction of the access road and additional storage units that will be shared with P&Z at a future meeting. P&Z Commission clarified that today's business is to discuss the rezoning request. Cariveau made a motion to approve rezoning the 4 acres specified on the plat plus a portion of lot 11, to be determined by Dave Schechinger, from agricultural to commercial. Coffman seconded. The rezoning request will go before city council on Tuesday, October 11th at 6:30pm.

Adjourn: Wagner made a motion to adjourn the meeting at 6:52pm; Coffman seconded.

