

PLANNING & ZONING COMMISSION MEETING
THURSDAY, JULY 12, 2018
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, July 12, 2018, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Commission Member Moriarity served as Chairman. Present for the meeting and answering roll were: Kerper, Conlin, Steffen and Moriarity, Sauser came late. Gehl and Otting were absent.

A motion was made by Steffen, which was seconded by Conlin to approve the agenda as presented. Motion carried unanimously.

A motion was made by Kerper, which was seconded by Steffen to approve the meeting minutes from March 22, 2018.

Chairman Moriarity announced that it was time for the public hearing on the proposed vacation of Washington Street SE between 2nd Ave SE and 3rd Ave SE. Motion by Kerper, second by Steffen to open the public hearing at 6:02pm. Motion carried unanimously. Moriarity asked if there were comments from the public. A property owner who received notification of the public hearing had some questions. He wanted to know the process if the vacation gets approved and then who gets the property. The City Administrator briefly gave an overview of the process. There were no more comments from the public. Motion by Steffen, second by Conlin to close the public hearing at 6:08pm. Motion carried unanimously.

The Commission then discussed the vacation of Washington Street SE. The rest of Washington Street SE to the south has already been vacated. Motion by Conlin, second by Kerper to approve the vacation of Washington Street SE between 2nd Ave SE and 3rd Ave SE and to send this on to the City Council. Motion carried unanimously.

The Commission then discussed the possible rezoning of 210 Pierce Street SW from R-1 to C-1. The City Administrator suggested another possibility is to leave it zoned R-1 and just allow for warehousing as a special exception use for the property. The property is title to the City of Cascade, but under current control of the Cascade Municipal Utilities, but will be selling the property since they acquired a new and larger warehouse. After some discussion, motion by Kerper, second by Steffen to keep the zoning as R-1, and to discuss a special exception use for new owner. Motion carried unanimously.

Commission then reviewed what other cities are charging for building permits. Other cities charge quite a bit more for building permits. Mike Beck, a developer and contractor was present and he said people move here to build since the building permit costs are so low. We are set apart by our low building permit fees. One commission member thinks we should charge for the time it takes. The City Administrator commented that each case is different; some permits require more time and attention. Some of the costs associated with building permits, include subdivision reviews, etc. Approving building permit fees doesn't need to generate a profit for the City. Sometimes there are legal questions or surveying that needs to be done. Motion by Conlin, second by Steffen to leave fees alone and if any legal or surveying is required, those fees will be passed on to the property owner. Motion carried unanimously.

The Commission reviewed the Final Plat of Cascade Industrial Park 4th Addition in the City of Cascade. The subdivision split is taking two existing lots in the Industrial Park area and making 2 different lots. This was required since a new company is building and wanted 4 acres instead of just 1 or 2. As the area continues to be developed, the plat of the area may change. Motion by Kerper, second by Conlin to approve the final plat for the Cascade Industrial Park 4th Addition. Motion carried unanimously.

With no other business, a motion was made by Steffen, which was seconded by Conlin, to adjourn at 6:35 p.m. Motion carried unanimously.