

CASCADE PLANNING & ZONING COMMISSION MEETING
PUBLIC NOTICE & AGENDA
OCTOBER 6, 2022
6:00PM

NOTICE: Notice is hereby given that the Cascade Planning & Zoning Commission will hold a meeting on **Thursday, October 6, 2022 at 6:00 PM** in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Any visual or hearing- impaired persons or persons with special accessibility needs should contact the City Clerk at 563-852-3114 prior to the meeting.

1. Call to Order
2. Roll Call
3. Approve the Agenda as Presented
4. Meeting Minutes – Review & approve the September 8, 2022 minutes
5. Open Public Hearing on Proposed Re-Zoning for 304 2nd Ave NW, the Eastern Half, future Lot 2 Takes Place from R-1 to C-2.
6. Close Public Hearing
7. Consideration on Recommendation to the City Council on Ordinance #06-22, Re-Zoning 304 2nd Ave NW, the Eastern Half, future Lot 2 Takes Place from R-1 to C-2
8. Consideration on Recommendation of the RJ West Plat at 11 Tyler Street – RJ West Place
9. Other Business
10. Adjournment

PLANNING & ZONING COMMISSION MEETING
THURSDAY, SEPTEMBER 8, 2022
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, September 8, 2022, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Present for the meeting and answering roll were: Moriarity, Conlin, Steffen, Kerper and Moran. Excused: Otting and Hosch.

A motion by Moran, second by Conlin to approve the agenda as presented. Motion carried, ayes.

Motion Steffen, second Moran to approve the October 21, 2021 minutes with one amendment to add to the Taylor Street vacation of right of way discussion that the City Attorney had recommended to proceed with the vacation action. Motion carried unanimously.

Motion Moran, second Steffen to open the public hearing on the request to add gymnasiums and fitness centers to C-1 Commercial Highway, C-2 General Retail, M-1 Light Industrial and M-2 Heavy Industrial Districts. Motion carried, all aye.

Motion Conlin, second Steffen to close the public hearing as no citizens attended. Motion carried, all aye.

The Commission discussed the zoning change proposal which was requested by the owner of 1303 1st Ave East for M-1 zoning to allow a gym, fitness center type business. Administrator Kotter added the other three Districts for consideration as no current zones allow for these types of business. The Commission reviewed the draft ordinance that also stated the parking requirements of 1 spot for every 200 square feet of space in C-1, M-1 and M-2. C-2 doesn't require off street parking for other businesses and the recommendation was to leave that the same for this draft.

Motion Kerper, second Moran to recommend to the City Council adoption of Draft Ordinance #05-22 adding gymnasiums and fitness centers as permitted uses in C-1, C-2, M-1 and M-2 zoning districts with no parking requirements in C-2 and 1 spot for every 200 square feet for C-1, M-1 and M-2. Roll call vote, motion carried, all ayes.

The Commission reviewed the draft Urban Renewal Plan Amendment to be considered by the City Council on September 12. The Commission reviewed the five business incentives, the Library, two downtown parking lots and a walking trail. The Commission found that the projects coincide with the future development plans of Cascade. Commissioner Conlin objected to the site proposed for the library.

Motion Steffen, second Moran to recommend to the City Council adoption of the Urban Renewal Plan Amendment as presented to include the proposed five business incentives and the two parking lots and trail as all eight projects conform to and are consistent with the City's Comprehensive Plan. Roll call, motion carried, all ayes.

Motion Steffen, second Kerper to recommend to the City Council adoption of the Urban Renewal Plan Amendment project for the library as presented as it conforms to and is consistent with the City's Comprehensive Plan. Roll call, Motion carried, four ayes, one nay (Conlin).

Motion Moran, second Conlin to adjourn at 7:11pm was made by Steffen. Motion carried.

Lisa A. Kotter
City Administrator



Planning and Zoning Commission October 6, 2022 Agenda

To: P&Z Commission Members
From: Lisa Kotter, City Administrator
Date: September 30, 2022
Re: ReZoning

The Manternach's purchased the lot with the home and the shed and would like to split it and re-zone the eastern portion, shed, to C-2 General Retail. The lots to the South and East are zoned C-2 and so this is not spot zoning. They have prepared the new plat as I would not allow it to be split unless it is rezoned. Therefore if this proceeds with approval the new plat will be recorded before we record the change in zoning.

I am preparing the rezoning Ordinance #06-22 and will email it Saturday.

In the packet is the application, info sent to the neighbors, the current zoning and the C-2 Code.

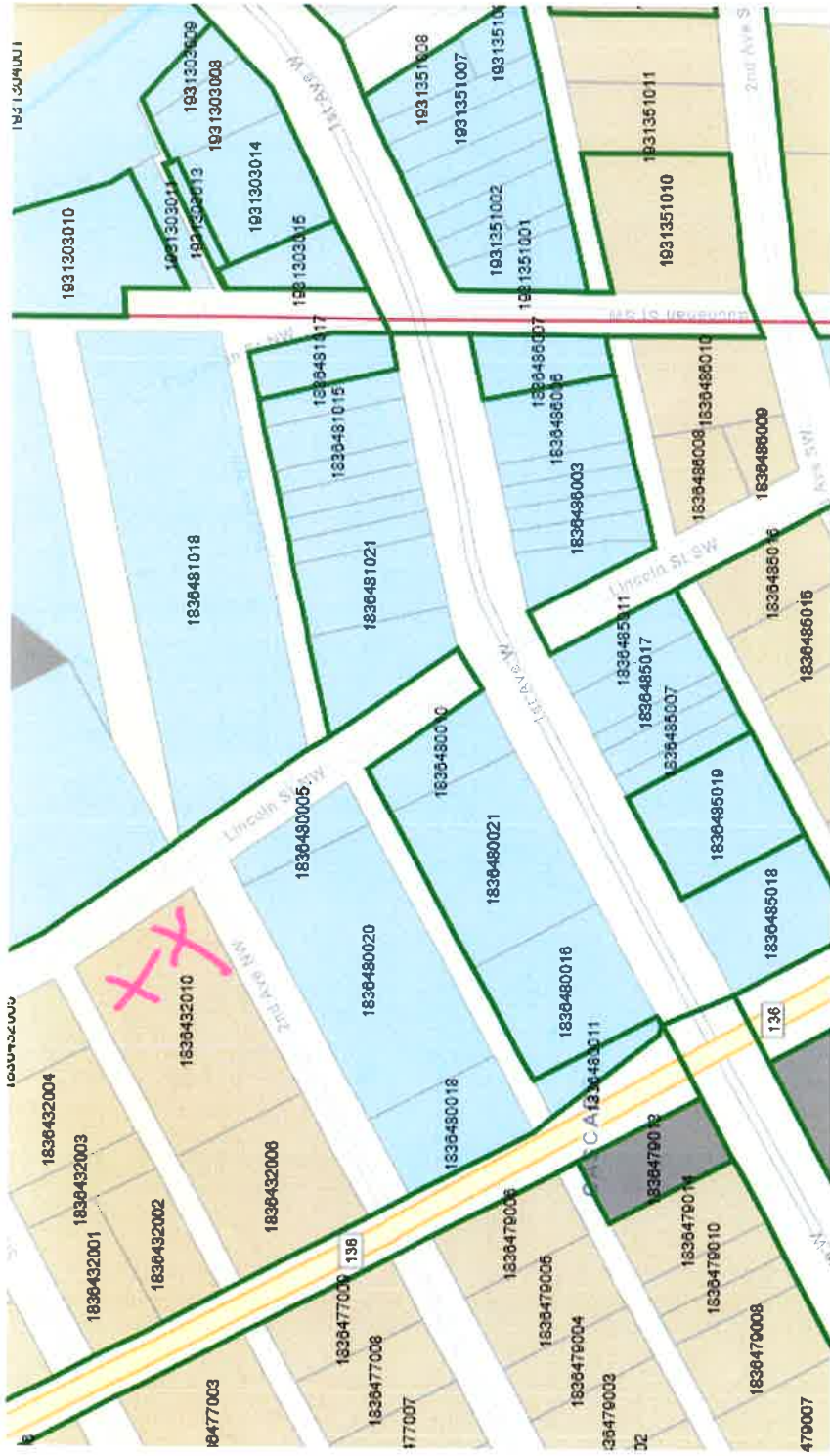
Application for Change of Zoning District Boundaries
City of Cascade

APPLICANT INFORMATION

1. Name and address of applicant: Herbert + Jacquie Marteroach
1108 3rd Ave. SE Cascade, Ia 52033
Shane Marteroach
304 2nd Ave. N.W., Cascade, Ia 52033
Herb + Jacquie - 563-543-5962 (Phone)
Shane 319-557-2788
2. Location of property to be re-zoned: 304 2nd Ave. N.W.
(Street Address)
3. Legal description of property: Lot 10 Block 14 West Cascade
(Lot Number (s), Block Number (s), Subdivision Name)
4. Present and requested zoning classification: Residential C-2
(Example A-1, R-1, C-2, M-1) (Present) (Proposed)
5. Existing and Proposed Uses of the Property:
Currently storage, would like to be able to rent to a business or others as storage
6. Narrative statement of reasons why present zoning is no-longer valid.
Residential does not allow rental to business or storage purposes.
7. Attach a plat showing the location, dimensions, and use of the property and all property within 300 feet thereof including streets, alleys, and other prominent physical features.
8. Attach the names and addresses of all property owners within 300 feet of property to be re-zoned.
9. Signature and date: Herbert Marteroach 9-14-22
(Applicants or Property Owners Signature) (Date)
10. Application Fee \$150.

City of Cascade Rezoning Procedures

1. Applicant submits an application for change of zoning district boundaries to the Zoning Administrator. Please use blue ink to complete.
2. Date set for public hearing before the Planning and Zoning Commission. Notice of the hearing date must be published in the newspaper of general circulation 7-days prior to public hearing.
3. Commission reviews, approves, denies, or tables re-zoning request. Commission submits approval, conditional approval, or denial recommendation to the City Council.
4. Date set for public hearing before the City Council. Notice of the hearing date must be published in the newspaper of general circulation 7-days prior to public hearing.
5. Council approves, conditionally approves, denies, or tables re-zoning request based upon the Commission's recommendation and applicants statements and information.
6. An Ordinance is passed and approved by the City Council officially re-zoning the property.
7. The official Cascade Zoning Map is amended to show the re-zoning change.



Jones Co Parcels

City Zoning Districts

A-1 Agricultural

R-1 Single Family

R-2 Mixed Family

R-3 Multiple/Mobile Residential

R-4 Multiple Residential

C-1 Highway Commercial

C-2 General Retail

M-1 Light Industrial

M-2 Heavy Industrial

Dubuque Subdivisions



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A Place We Call Home

City of Cascade
320 1st Avenue West
P.O. Box 400
Cascade, Iowa 52033
Ph. 563-852-3114
admin@citycascade.com

NOTICE OF PUBLIC HEARING ON REZONING REQUEST 304 2nd Avenue NW, Cascade, IA

You are receiving this notice as you have property within 200 feet of the property at 304 2nd Avenue NW which has submitted a request for rezoning. The notice is below.

Notice is hereby given that on Thursday, October 6, 2022 at 6:00PM the Cascade Planning & Zoning Commission will hold a public hearing at City Hall, 320 1st Ave NW, to consider the following rezoning request. The City Council will also hold a public hearing on Monday, October 10, 2022 at 6:00PM at City Hall, 320 1st Ave W, to consider the same request.

Rezone Lot 2 Takes Place, the Eastern 78 feet of Parcel 1836432010, 304 2nd Ave NW, from R-1, Single Family to C-2, General Retail.

At the above designated time and place, an opportunity to be heard will be given on the request.

If there are questions concerning this proposed rezoning, please feel free to contact me at City Hall at 563-852-3114.

Lisa A. Kotter, City Administrator

SHOP LOCAL, BUY LOCAL



A Place We Call Home

City of Cascade
320 1st Avenue West
P.O. Box 400
Cascade, Iowa 52033
Ph. 563-852-3114
admin@citycascade.com

September 22, 2022

RE: Notice for Rezoning Public Hearing Request

Please publish the following two legal notices in the September 28, 2022 edition of the Cascade Pioneer and provide an affidavit of publication.

NOTICE OF PUBLIC HEARING ON REZONING REQUEST

Notice is hereby given that on Thursday, October 6, 2022 at 6:00PM the Cascade Planning & Zoning Commission will hold a public hearing at City Hall, 320 1st Ave NW, to consider the following rezoning request:

Rezone Lot 2 Takes Place, the Eastern 78 feet of Parcel 1836432010, 304 2nd Ave NW, from R-1 to C-2.

At the above designated time and place, an opportunity to be heard will be given on the request.

Lisa A. Kotter, City Administrator

NOTICE OF PUBLIC HEARING ON REZONING REQUEST

Notice is hereby given that on Monday, October 10, 2022 at 6:00PM the Cascade City Council will hold a public hearing at City Hall, 320 1st Ave NW, to consider the following rezoning request:

Rezone Lot 2 Takes Place, the Eastern 78 feet of Current Parcel 1836432010, 304 2nd Ave NW, from R-1 to C-2.

At the above designated time and place, an opportunity to be heard will be given on the request.

Lisa A. Kotter, City Administrator

SHOP LOCAL, BUY LOCAL

Aquin
PO Box 460
Cascade, IA 52033

Bries
PO Box 74
Cascade, IA 52033

Burgess
18053 Skahill Road
Cascade, IA 52033

City of Cascade
PO Box 400
Cascade, IA 52033

Cigrand
PO Box 333
Cascade, IA 52033

Claus
19504 Eagle Road, PO Box 572
Cascade, IA 52033

Colonial Rental
18503 Skahill Rd
Cascade, IA 52033

Denemark
PO Bòx 613
Cascade, IA 52033

Ertl
PO Box 327
Dyersville, IA 52040

Fangmann
PO Box 742
Cascade, IA 52033

Grob
PO Box 26
Cascade, IA 52033

Jaeger
PO Box 753
Cascade, IA 52033

JPM Rentals
PO Box 51
Cascade, IA 52033

Kluck
2765 University Ave
Dubuque, IA 52001

Manternach
1108 3rd Ave SE
Cascade, IA 52033

Pedersen
PO Box 944
Cascade, IA 52033

Schwager
11242 Richland Road
Monticello, IA 52310

Ohnward Bank
PO Box 790
Cascade, IA 52033

Zoller
PO Box 654
Cascade, IA 52033

*mailed
9/22*

C-2 GENERAL RETAIL DISTRICT

A. Statement of Intent. The "C-2" General Retail District is intended to accommodate a broad range of retail, wholesale, and commercial uses not necessarily dependent upon a highway location or serving the traveling public.

B. PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
1. Apartments above a store or shop.	No off-street parking required in this district.
2. Automobile sales, service and repair.	
3. Farm implement sales, service and repair.	
4. Business and professional office and studios.	
5. Medical, dental and chiropractic clinics.	
6. Retail businesses.	
7. Person service and repair shops.	
8. Laundry or dry cleaning.	
9. Frozen food locker.	
10. Clubs and lodges.	
11. Public garages.	
12. Mini-warehouse.	
13. Storage garage.	
14. Parking lot.	
15. Plumbing, heating and electrical sales, service and repair shops.	
16. Blacksmith or welding shop.	
17. Printing shops.	
18. Restaurants, cafes, taverns.	

19. Commercial amusements.	No off-street parking required in this district.
20. Wholesale display and salesrooms.	
21. Public and community buildings.	
22. Hotels and motels.	
23. Public utilities, but not including equipment storage or maintenance yards or buildings.	

C. PERMITTED ACCESSORY USES AND STRUCTURES.

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Storage warehouses in conjunction with the permitted principal uses or structures of this district.
3. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
4. Satellite receivers.

D. SPECIAL EXCEPTION USES AND STRUCTURES. Subject to Section 165.34(2) and other requirements contained herein, the Board of Adjustment may permit the following:

1. Manufacturing, assembly and processing uses except the manufacture, warehousing, storage or blending of fertilizers, pesticides, insecticides or other chemicals that are combustible, explosive or of a toxic nature potentially dangerous to the health, safety and general welfare of the people of Cascade. All operations must be contained within the limits of the buildings. Minimum required off-street parking 1 space/employee plus 1 space/vehicle used by the industry.

E. MINIMUM LOT AREA, WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Commercial Uses: No Minimum	None except where apartments are above a shop or store, a rear yard of 20-feet shall be	4-stories or 50-feet.

	<p>provided and where adjacent to an "R" district, a front or side yard of 10-feet and a rear yard of 20-feet shall be provided.</p>	
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F. PERMITTED SIGNS.

1. Advertising signs, billboards and trade, business or industry identification signs provided that:
 - a) Free standing signs do not exceed 25 feet in height.
 - b) Signs to a building shall not project above the height of the building or more than four (4) feet from the wall of the building.
 - c) No sign shall exceed 100 sq. ft. in area nor shall any sign cover more than ten (10) percent of the building face on which it is mounted.
2. No sign or billboard shall be located in, overhang or project into a required yard.
3. All signs and billboards shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed and the surrounding area restored to a condition free from refuse and rubbish.
4. See Supplementary District Regulations (Section 165.12).

G. SPECIAL REQUIREMENTS.

1. See Supplementary District Regulations (Section 165.12).



Planning and Zoning Commission October 6, 2022 Agenda

To: P&Z Commission Members
From: Lisa Kotter, City Administrator
Date: September 30, 2022
Re: Plat

The West's submitted this plat to add land to their existing lot from the neighbor to the North to allow for the house to be on their land. Below is the code on minor subdivisions. My recommendation is approval.

Definition

"Minor Subdivision" is defined as any subdivision in which no new streets, public or private, are proposed, which does not require the construction of any public improvements, and which contains three (3) or more lots.

Code on Minor Subdivisions

Minor subdivisions shall be reviewed and approved by the Planning & Zoning Commission and City Council per the requirements hereinafter set forth. A preliminary plat is not required for a minor subdivision. However, the Planning & Zoning Commission may, in special circumstances where the Commission feels that the final plat does not convey enough information to adequately review the subdivision, move to require additional information or a complete preliminary plat. A minor subdivision may also be approved by the Zoning Administrator provided that such subdivision has been previously reviewed and approved as part of larger minor or major subdivision by the Planning & Zoning Commission and City Council. Fees for the review of a minor subdivisions shall be set by resolution of the City Council from time-to-time.

Plat of Survey of: RJ WEST PLACE, in the City of Cascade, Dubuque County, Iowa

INDEX LEGEND
 Location: RJ West Place
 NE1/4 of Section 36, T87N, R2W & the W1/2 of Section 31,
 T87N, R1W, both of the 5th P.M., Dubuque County, Iowa
 Requestor: Ryan West
 Proprietor of Lot 6 of Francis Addition:
 Ryan C. & Jackie J. West 111 Tyler St. NE, Cascade, IA 52033
 Proprietor of Lot 3 of Keyron McDermott Addition:
 Wade E. & Ann P. Kurt 105 Tyler St. NE, Cascade, IA 52033
 Proprietor of Lot 52 of River Bend Subdivision:
 Loras J. & Constance R. Stainer 2394 Archison Rd., Cascade, IA 52033
 Surveyor: Terry L. Koelker
 Company: Buesing & Associates, Inc.
 1212 Locust St., Dubuque, IA 52001
 Return To: tkolker@buesing.com (563) 556-4309

PREPARED BY: BUESING & ASSOCIATES, ADDRESS: 1212 LOCUST STREET,
 DUBUQUE, IOWA. PHONE: (563) 556-4309

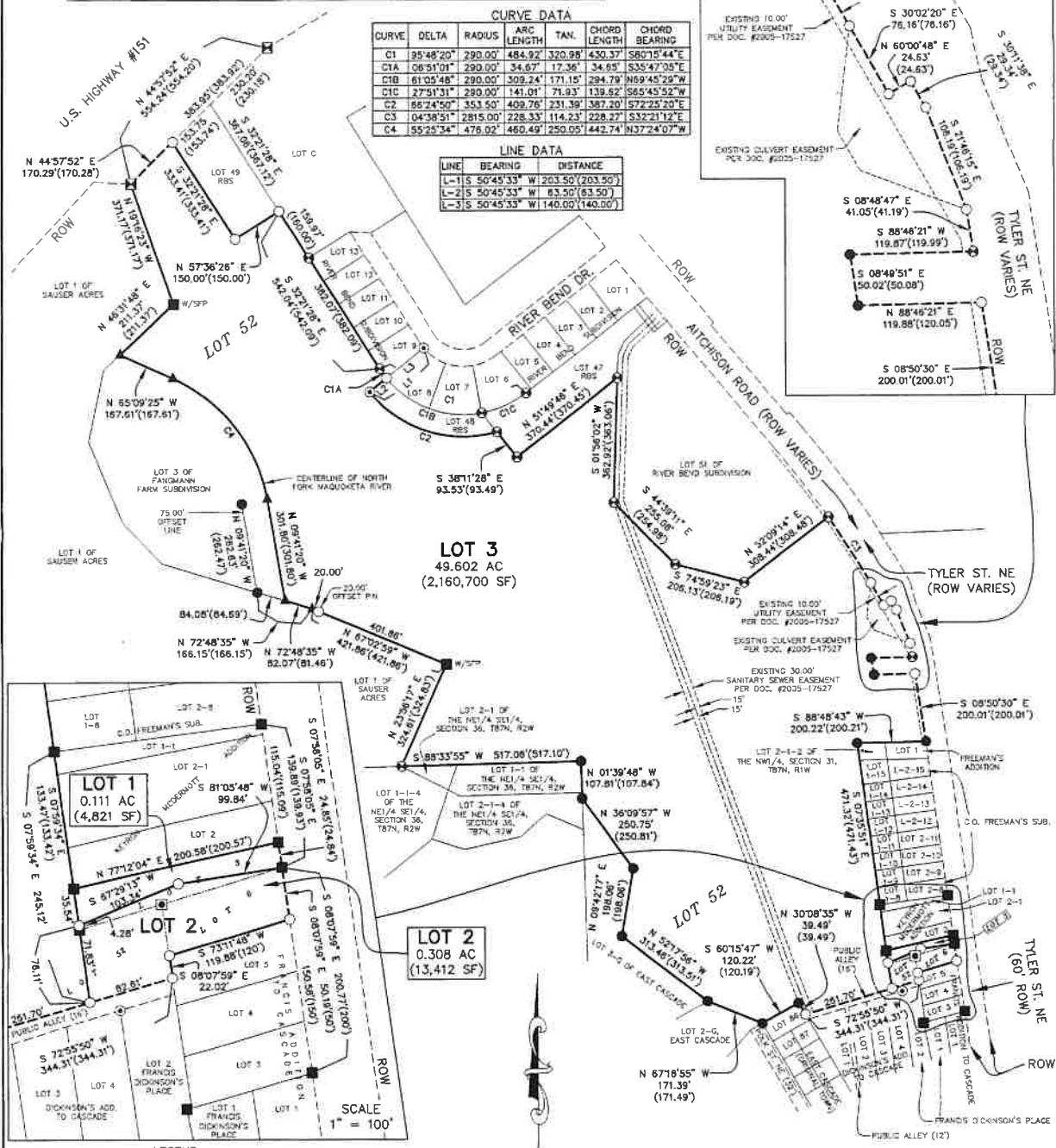
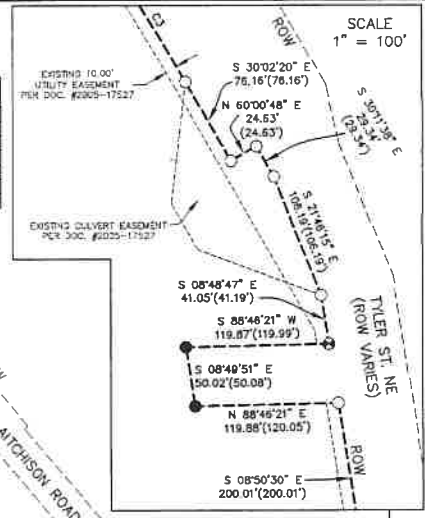
NOTE
 THIS SURVEY IS COMPRISED OF: LOT 6 OF FRANCIS ADDITION TO CASCADE, LOT 3 OF KEYRON MCDERMOTT
 ADDITION & LOT 52 OF RIVER BEND SUBDIVISION, IN THE CITY OF CASCADE, DUBUQUE COUNTY, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1	95°48'20"	290.00'	484.92'	320.98'	430.37'	S80°18'44"E
C1A	08°51'01"	290.00'	34.67'	17.36'	34.65'	S38°47'05"E
C1B	61°03'48"	290.00'	309.24'	171.15'	294.78'	N69°45'29"W
C1C	27°51'31"	290.00'	141.01'	71.93'	139.62'	S65°45'52"W
C2	86°24'50"	353.50'	409.76'	231.39'	387.20'	S72°25'20"E
C3	04°38'51"	2815.00'	228.33'	114.23'	228.27'	S32°21'12"E
C4	55°25'34"	476.02'	460.49'	250.05'	442.74'	N37°24'07"W

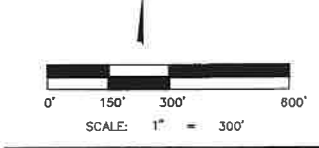
LINE DATA

LINE	BEARING	DISTANCE
L-1	S 50°45'33" W	203.50' (203.50')
L-2	S 50°45'33" W	83.50' (83.50')
L-3	S 50°45'33" W	140.00' (140.00')



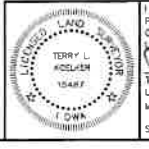
LEGEND

- FOUND 1/2" ROD W/YELLOW CAP #12642 (UNLESS OTHERWISE NOTED)
- FOUND 1/2" ROD W/YELLOW CAP #14417
- FOUND 5/8" ROD W/ORANGE CAP #15487
- FOUND 5/8" ROD
- FOUND 1/2" ROD
- FOUND 5/8" W/NO W/WHITE ALUMINUM CAP
- COULD NOT SET DUE TO LANDING IN RIVER OR ON SLOPE OF BANK
- PLACED 5/8" IRON ROD W/ORANGE PLASTIC CAP MARKED "KUEBLER 10487"
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SQUARE FEET
- ACRES
- RECORD DIMENSION
- RIVER BEND SUBDIVISION
- WITH STEEL PENCE POST



NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- TOTAL AREA OF PERIMETER SURVEYED IS 50.021 ACRES (2,178,933 SF).
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
- BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 Terry L. Koelker
 License Number 15487
 My License Renewal Date is October 31, 2021
 DATE: 9/27/22
 SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

BUESING & ASSOCIATES, INC.
 ENGINEERS AND SURVEYORS
 1212 LOCUST ST., DUBUQUE, IA
 (563) 556-4309

DRAWN BY: JSH CHECKED BY: RJK
 SURVEY DATE: 9/01/2022 PLOT DATE: 9/27/2022
 DWS, VD, 22275-01 SCALE: 1" = 300'
SHEET 1 OF 4

CITY OF CASCADE

