

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 1<sup>st</sup> 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 1<sup>st</sup> 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