

**MINUTES OF THE BLACK HAWK COUNTY PLANNING AND ZONING COMMISSION MEETING
HELD ON APRIL 16, 2019 HAROLD E. GETTY
COUNCIL CHAMBERS - WATERLOO CITY HALL.**

Chairman Beck called the regular monthly meeting of the Black Hawk County Planning and Zoning Commission to order at 7:00 pm, Tuesday, April 16, 2019, in the Harold E. Getty Council Chambers- Waterloo City Hall.

I. Call to order and roll call

Members present: Allen Sage, Deb Nagle, Peter Beck, Gary Wurtz, and Renata Sack

Members absent: Kamyar Enshayan

Also present: Black Hawk County Planning Staff – Seth Hyberger and 6 members of the public.

Approval of the agenda.

It was moved by Wurtz and seconded by Fesenmeyer to approve the agenda. Motion to approve the agenda carried unanimously.

II. Approval of minutes of the March 19, 2019 regular meeting.

It was moved by Sage and seconded by Nagle to approve the minutes. Motion to approve the minutes carried unanimously.

III. New Business

1. S of 8005 Jesup Road – Zion Evangelical Lutheran Church

Request to rezone 1.05 acres from “A” Agricultural District to “A-L” Agricultural-Limit District in order to construct a parking lot for Zion Evangelical Lutheran Church of La Porte City, Iowa.

Beck noted that both agenda items for S of 8005 Jesup Road will be combined.

Hyberger gave the staff report.

Emogene Zuck, 12220 Rickard Road noted the church has been there for years and the church’s exiting parking lot in the front of the church has lost a few parking spaces over the years due to road maintenance along Jesup Road. Zuck also indicated that the 1.05 acres rezone area was donated to the church by Donna Harting. Beck asked where the existing church parking area is located. Zuck noted that there are parking stalls on the north side of the church along Jesup Road.

Fesenmeyer asked the applicant how many members does the church have. Zuck noted there are 75 to 100 persons attending church sermons each week. Beck stated that he does not like to take farmland out of production, but the church is an existing use already. In addition Beck noted the 1.05 acres that are being donated will square off the remaining parcel and make it easier to farm. Fesenmeyer and Nagle both noted the land was donated and they were not opposed to rezoning a small portion of land for a church parking lot. Wurtz also noted the moderate LESA score of 238 for the property as well.

It was moved by Wurtz and seconded by Fesenmeyer to approve the request to rezone 1.05 acres from “A” Agricultural District to “A-L” Agricultural-Limit District in order to construct a parking lot for Zion Evangelical Lutheran Church of La Porte City, Iowa. Motion to approve carried unanimously.

2. S of 8005 Jesup Road – Zion Evangelical Lutheran Church

Request to plat 1.05 acres to allow for the construction of a parking lot for Zion Evangelical Lutheran Church of La Porte City, Iowa.

It was moved by Wurtz and seconded by Fesenmeyer to approve the request to plat 1.05 acres to allow for the construction of a parking lot for Zion Evangelical Lutheran Church of La Porte City, Iowa. Motion to approve carried unanimously.

IV. Discussion

Hyberger noted that a time extension for the Washburn Wind Energy, LLC was approved by the Board of Adjustment that gives Washburn Wind Energy, LLC until July 1, 2020 to begin the project and until December 31, 2022 to complete the project. In addition there has not been a ruling regarding the Youngblut Suit. A ruling should be forthcoming soon. Hyberger also indicated that Bosier rezone at North and East of 10626 Mark Road and the Koenen rezone at 6114 Ford Road were both denied today by the Board of Supervisors.

V. Adjournment

It was moved by Enshayan and seconded by Nagel to adjourn at 7:25 p.m. Motion carried unanimously.

Respectfully submitted,



Seth Hyberger,
Black Hawk County Zoning Administrator