

**MINUTES OF THE BLACK HAWK COUNTY PLANNING AND ZONING COMMISSION MEETING  
HELD ON SEPTEMBER 17, 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, September 17, 2019, in the Harold E. Getty Council Chambers- Waterloo City Hall.

**I. Call to order and roll call**

Members present: Allen Sage, Deb Nagle, Gary Wurtz, Peter Beck, and Jayme Renfro

Members absent: Amanda Fesenmeyer and Renata Sack

Also present: Black Hawk County Planning Staff – Seth Hyberger and John Dornoff, and 5 members of the public.

**Approval of the agenda.**

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

**II. Approval of minutes of the August 20, 2019 regular meeting.**

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

**III. New Business**

**1. NE of 1428 E Bennington Road – Sage Minor Plat**

Request to plat 2.61 acres into one lot to allow for the construction of one new single family home.

Hyberger gave the staff report. No additional discussion among the Planning and Zoning Commission and staff.

*It was moved by Nagle and seconded by Wurtz to approve a request to plat 2.61 acres into one lot to allow for the construction of one new single family home. Motion to approve carried unanimously.*

**2. 7911 W 1<sup>st</sup> Street and 7915 W 1<sup>st</sup> Street – Harris and Jorgensen Rezone**

Request to rezone 5.8 acres from “A” Agricultural District to “A-R” Agricultural-Residential District in order to split off a home that was originally built on 35 acres and allow for an existing housing site to make changes to its existing property lines.

Members of the Planning and Zoning Commission decided to combine the rezone and plat requests for 7911 W 1<sup>st</sup> Street and 7915 W 1<sup>st</sup> Street (Harris and Jorgensen).

Hyberger handed out an updated plat to the members of the Planning and Zoning Commission and gave the Staff Report.

George Jorgensen, 7911 W 1<sup>st</sup> street noted that he had nothing else to add to the staff report. No additional discussion among the Planning and Zoning Commission and staff.

*It was moved by Wurtz and seconded by Sage to approve the request to rezone 5.8 acres from "A" Agricultural District to "A-R" Agricultural-Residential District in order to split off a home that was originally built on 35 acres and allow for an existing housing site to make changes to its existing property lines. Motion to approve carried unanimously.*

**3. 7911 W 1<sup>st</sup> Street and 7915 W 1<sup>st</sup> Street – Harris and Jorgensen Minor Plat**

Request to plat 6.12 acres into two lots in order to split off a home that was originally built on 35 acres and allow for an existing housing site to make changes to its existing property lines.

Hyberger gave the staff report.

*It was moved by Wurtz and seconded by Sage to approve the request to plat 6.12 acres into two lots in order to split off a home that was originally built on 35 acres and allow for an existing housing site to make changes to its existing property lines. Motion to approve carried unanimously.*

**IV. Discussion**

Hyberger noted that he didn't have any issues to discuss. Hyberger indicated that three of the previous items from last month's agenda went before Board of Supervisors this morning. Hyberger stated the Bosier rezone request at 6410 N Butler Road and Mills rezone request at 438 S Elk Run Road received unanimous approval from the Board of Supervisors. The Conner/Thode rezone request at S of 8734 Waverly Road was unanimously denied. Sage noted that the applicants for the rezone application changed and what was being requested for the rezone areas changed as well from two to three lots. Nagle noted that Conner pulled out of the request and the Thode family simply took the application over. Hyberger stated a member of the Hess family and his attorney were there at the Board of Supervisors meeting. The Board of Supervisors were concerned about putting two new homes right next to an existing agricultural operation.

**V. Adjournment**

*It was moved by Sage and seconded by Nagle to adjourn at 7:18 p.m. Motion carried unanimously.*

Respectfully submitted,



Seth Hyberger,  
Black Hawk County Zoning Administrator