

**CITY OF STORM LAKE
PLANNING AND ZONING
CITY HALL COUNCIL CHAMBERS
JANUARY 23, 2017
5:30 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

1. Agenda Items
2. **Approval Of Minutes From September 20, 2016 Meeting**
3. **Public Hearing On A Proposed Text Amendment to the Storm Lake Zoning Ordinance**
4. **Proposed Text Amendment to the Storm Lake Zoning Ordinance For the**
5. Adjourn



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Staff Summary

1/23/2017
Agenda Item # 2.



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REPORT TO: Planning & Zoning Commission

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approval Of Minutes From September 20, 2016 Meeting**

BACKGROUND: The Planning and Zoning Commission needs to review and approve the previous meeting minutes.

COMPREHENSIVE PLAN RELATIONSHIP: None

FISCAL IMPACT: None

RECOMMENDATION: Approve the September 20, 2016 Planning and Zoning Minutes

ATTACHMENTS:

Description	Type
☐ Minutes - September 20, 2016	Minutes

PLANNING AND ZONING COMMISSION, SEPTEMBER 20, 2016, 5:30 P.M., CITY HALL COUNCIL CHAMBERS, STORM LAKE, IOWA

MEMBERS PRESENT: David Walker, Trevina Jefferson, Tony Statz and Andriette Wickstrom

ABSENT: Matt Ricklefs and Maria Ramos

OTHERS PRESENT: Scott Olesen (Building Official), Keri Navratil (Asst. City Manager), Jim Patrick (City Manager), Tom McClinton and Sue Vossberg (City Clerk).

David Walker called the meeting to order at 5:38 pm.

Item 2: Approval of Minutes from August 11, 2016

Moved by Commissioner Wickstrom to approve the minutes from the August 11, 2016 meeting. Seconded by Commissioner Jefferson. Vote: All Ayes with Commissioner Ramos and Ricklefs absent. Motion carried.

Item 3: Application 2016-3, LMI No. 5 Housing Urban Renewal Plan

Keri Navratil, Assistant City Manager, addressed the Commission explaining that the City is creating this Urban Renewal area to help local officials stimulate through public involvement and commitment, private investment in new low and moderate income (LMI) housing. The City expects to consider providing economic development grants to assist MBL Development in construction of a new approximately 60 unit, three-story apartment building. Fifty-four units will be LMI units and 6 will be market rate units. The area is located on 10th street next to the 10th Street Townhomes. Prior to the creation of any new Urban Renewal area the Planning and Zoning Commission must meet and provide a written recommendation to the Council.

Tom McClinton addressed the Commission and would like the Commission to table this item until a time when the City Council completes a housing study.

Jim Patrick explained that there is a need for this type of housing now and it would not be good to wait. He would like to see the Council do a housing needs assessment.

Andy Statz has reservations on doing low to moderate housing and felt the need was for market rate housing.

Discussion from the Commission was held concerning requiring car ports or garages. Scott Olesen stated that the Commission could not require this as it was not within the scope of the zoning ordinance. At this time the Commission was just considering the urban renewal plan. After discussion the commission the consensus of the commission members was that with the market rate apartments approved previously that this plan would be good and would help the housing needs of the City.

Moved by Commissioner Jefferson to approve the South School Urban Renewal Plan and submit it to the Council for public input and decision. Seconded by Commissioner Wickstrom.

Roll Call Vote:

Tony Statz – approve
Trevina Jefferson – approve
David Walker – approve
Andriette Wickstrom – approve
Motion Carried

Item 7: Adjourn

Moved by Commissioner Wickstrom to adjourn the meeting at 6:10 pm. Seconded by Commissioner Jefferson. Vote: All ayes with Commissioner Ramos and Ricklefs absent. Motion carried.

David Walker, Chairman

Secretary, Sue Vossberg

Staff Summary

1/23/2017
Agenda Item # 3.



City of Storm Lake
PO Box 1086
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REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Public Hearing On A Proposed Text Amendment to the Storm Lake Zoning Ordinance**

BACKGROUND: There has been interest in the potential for automobile or recreational vehicle sales in the GI, General Industrial Zoning District. Currently, this is not an allowable use in this Zoning District but this type of use has been contemplated in the past.

In order to maintain the integrity of the different zoning districts, City Staff did not feel it was appropriate to merely allow for automobiles / recreational vehicles sales in the GI District, as it occurs in the current zoning districts where it is permitted. Therefore, a use type which would be unique to the GI District was developed.

This use type would provide for larger scale, higher volume facilities and is linked to the proximity with Highway 71, thus providing for businesses that are oriented more to customers traveling from a larger geographic area.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Comprehensive Plan on page 6-6, lists "ECONOMIC GOALS AND POLICIES". Goal 1 is to retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into new endeavors. Goal 2 is to attract new businesses that will diversify the tax base and supply jobs within Storm Lake.

This text amendment will allow for the future development of businesses in the areas near Highway 71.

FISCAL IMPACT:

Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION:

Open the Public Hearing
Receive Public Input
Close The Public Hearing

ATTACHMENTS:

Description	Type
Public Hearing Notice	Change Order

**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION**

CITY OF STORM LAKE

File Number: 2017-1

Date: January 11, 2017



City of Storm Lake
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A petition for changes in the text of the Storm Lake Zoning Ordinance for the GI, General Industrial Zoning District has been filed by City Staff.

The petition requests approval of an additional permitted use as of right in the GI, General Industrial Zoning District to allow for large scale automotive rental and sales. The proposed text changes to permit such additional use are as follows:

Page 3-9: Add a new subparagraph 6 under 307c as follows: “Automotive Rental and Sales-Large Scale: Establishments providing sale or rental of automobiles, motorcycles, motorhomes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing, occupying facilities 30,000 square feet or larger in area, and within 1,000 feet of Iowa State Highway 71 right-of-way. Outdoor storage of vehicles to be repaired shall be completely screened so as not to be visible from a public right-of-way and shall not occur in front of the front building line of the main structure. Screening shall also be in accordance with Article 8 of this Ordinance.”

Page 4-9: In Table 4-2 under “Commercial Uses,” between “Auto Rental/ Sales” and “Auto Services” in the “Uses” column, add “Auto Rental and Sales-Large Scale,” and insert “P” in the “GI” column of that row and “605c” in the “Additional Regulations” column of that row.

A public hearing will be held by the **Planning and Zoning Commission** on **January 23, 2017, at 5:30 p.m.** in the City Hall Council Chambers at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed change in the text of the Zoning Ordinance.

Respectfully submitted,

Scott Olesen
Zoning Administrator

Staff Summary

1/23/2017
Agenda Item # 4.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Proposed Text Amendment to the Storm Lake Zoning Ordinance For the**

BACKGROUND: There has been interest in the potential for automobile or recreational vehicle sales in the GI, General Industrial Zoning District. Currently, this is not an allowable use in this Zoning District but this type of use has been contemplated in past Zoning Ordinances.

In order to maintain the integrity of the different zoning districts, City Staff did not feel it was appropriate to merely allow for automobiles / recreational vehicles sales in the GI District, as it occurs in the current zoning districts where it is permitted. Therefore, a use type which would be unique to the GI District was developed.

This use type would provide for larger scale, higher volume facilities and is linked to the proximity with Highway 71, thus providing for businesses that are oriented more to customers traveling from a larger geographic area.

Before a text amendment may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Comprehensive Plan on page 6-6, lists "ECONOMIC GOALS AND POLICIES". Goal 1 is to retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into new endeavors. Goal 2 is to attract new businesses that will diversify the tax base and supply jobs within Storm Lake.

This text amendment will allow for the future development of businesses in the areas near Highway 71.

FISCAL IMPACT:

Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION:

Review and approve the proposed text amendment attached to this staff summary and provide the required written approval on the form provided to the Chairman of the Planning and Zoning Commission.

ATTACHMENTS:

Description	Type
📎 Action Taken From P&Z	Backup Material

ACTION TAKEN ON PROPOSED TEXT AMENDMENT TO THE STORM LAKE ZONING ORDINANCE REQUEST



CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION

Date: January 23, 2017

Application: #2017-1

Applicant: City of Storm Lake

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

The Planning and Zoning Commission has reviewed the foregoing application and hereby recommends to the City Council that the request be:

_____ Approved _____ Denied

Reason for approval or denial: (list complete data) _____

Acted upon this ____ day of _____, 2017.

Signed: _____
Chairman

Attest: _____
Secretary

The City Council has reviewed the foregoing application and recommendations and hereby
_____ Approves _____ Denies the request.

Dated this ____ day of _____, 2017.

Signed: _____
Mayor

Attest: _____
City Clerk