

**CITY OF STORM LAKE
PLANNING AND ZONING
CITY HALL COUNCIL CHAMBERS
MARCH 28, 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 February 14, 2017 Meeting**
3. **Public Hearing On a Proposed Text Amendment and Zoning Change to the Storm Lake Zoning Ordinance**
4. **Proposed Text Amendment And Zoning Change To The Storm Lake Zoning Ordinance**
5. **Study Session On Storm Lake's Construction Erosion And Sediment Control Ordinance and Worksheet.**
6. Adjourn



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Staff Summary

3/28/2017

Agenda Item # 2.



City of Storm Lake
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REPORT TO: Planning & Zoning Commission

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approval Of Minutes From February 14, 2017 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 February 14, 2017 Planning and Zoning Minutes

ATTACHMENTS:

Description	Type
☐ Minutes - February 14, 2017	Minutes

PLANNING AND ZONING COMMISSION, FEBRUARY 14, 5:00 P.M., CITY HALL COUNCIL CHAMBERS, STORM LAKE, IOWA

MEMBERS PRESENT: Matt Ricklefs, Maria Ramos, David Walker, Andriette Wickstrom and Trevina Jefferson

ABSENT: Tony Statz,

OTHERS PRESENT: Margie Robinson, Scott Olesen (Building Official), Keri Navratil (Asst. City Manager), Jim Patrick (City Manager), and Mayra A. Martinez (City Clerk).

David Walker called the meeting to order at 5:11 pm.

Item 1: Hear the public- none

Item 2: Approval of Minutes from January 23, 2017

Moved by Commissioner Ramos to approve the minutes from the January 23, 2017 meeting. Seconded by Commissioner Matt. Vote: All Ayes with Commissioner Statz absent. Motion carried.

Item 3: Application 2017-2, Request For A Conditional Use Permit For A Single Family Dwelling (Detached) In The Central Business District

A petition for a Conditional Use Request in the Central Business District as applied to the property described as Lot 08, Block 12, STORM LAKE, CORP HAYES TOWNSHIP (609 Ontario) has been filed by Scott and Anna Mae Robbins. The petition requests approval of a Conditional Use Permit Request in the Central Business District to allow for a Single Family Detached Dwelling Use.

Margie Robinson informed the Board that the property will not be modified besides a roof repair and that the ramp will stay at its current location. The property has plenty of private parking toward the back of the home.

Scott made note that conditional uses expire within one year if the prescribed activities approved by the conditional use are not started.

Moved by Commissioner Wickstrom to recommend to the Board of Adjustment approval of the Conditional Use Permit for 609 Ontario Street filed by Scott & Anna Mae Robbins because it's in compliance with the comprehensive plan Table 12-1. Seconded by Commissioner Ramos.

Roll Call Vote:

Matt Ricklefs – approve

Andriette Wickstrom – approve

David Walker – approve

Maria Ramos – approve

Tony Statz – Absent

Motion Carried

Commissioner Jefferson left at 5:31pm

Item 4: Adjourn

Moved by Commissioner Walker to adjourn the meeting at 5:31 pm. Seconded by Commissioner Ramos.
Vote: All ayes with Commissioner Statz and Jefferson absent. Motion carried.

David Walker, Chairman

Secretary, Mayra A. Martinez

Staff Summary

3/28/2017
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 and Zoning Change to the Storm Lake Zoning Ordinance**

BACKGROUND: Thane Benz has made a request to establish a long term RV campground on his property located at 121 Memorial Road. Currently, this property is Zoned GI, General Industrial. Long term RV camping is not a listed use in the Storm Lake Zoning Ordinance in any district.

Therefore, to facilitate his proposed use, Mr. Benz is requesting a change in the zoning of his property from the GI, General Industrial Zoning District to the CC, Community Commercial Zoning District. Mr. Benz is also requesting a change in the text of the Zoning Ordinance to create a new use: "Campground-Long Term RV".

The proposed use would allow for RV camping spaces to be leased for a year at a time and would allow the camping units to be used from April through October. After this time, the RV's will be allowed to be parked on the site and stored in the off season. Only the RV would be allowed to be stored on site, no other items such as boats, trailers, or other vehicles or equipment would be permitted.

The proposal would also provide requirements that the RV units must be currently licensed and would restrict the units to those 15 years old or newer.

The use regulations would be in addition to our current campground regulations.

The requested change in Zoning to the CC, Community Commercial Zoning District would be better suited to the current

uses in this area.

Before a text amendment or change to the Zoning Map 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 6-2, lists "Guiding Principles". Guiding Principle 3 is to "Stimulate Redevelopment and Economic Growth. Economic growth will occur through new investments, expansions, redevelopment, and the addition of tourism destinations". Page 6-8, Implementation step 1(C) lists "Recreation/Active Tourism has been a focus of Storm Lake's economic development efforts over the last decade. The community needs to build on it's success with Project Alwaysis and diversify it's offerings to strengthen it's image as a tourist destination..." .

This Zoning District change and text amendment will allow for the development of Long-Term RV Campgrounds in the CC, Community Commercial.

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	Backup Material

**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**



File Number: 2017-3

Date: March 20, 2017

City of Storm Lake
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A petition for a change from the GI, General Industrial Zoning District, to the CC, Community Commercial Zoning District and a change in the text of the Storm Lake Zoning Ordinance for the CC, Community Commercial Zoning District has been filed by Thane Benz.

The petition requests approval of a change in zoning from the GI, General Industrial Zoning District to the CC, Community Commercial Zoning District for the property located at 121 Memorial Road and more particularly described as 2-90-37, Storm Lake Corporation, 2nd Auditors Subdivision of the West ½, SE South & West of RR Lot 11, Except the North 114', and a change in the text of the Zoning Ordinance for an additional permitted use as of right in the CC, Community Commercial Zoning District to allow for Long Term RV Campgrounds.

The proposed text changes to permit such an additional use are as follows:

Pages 3-5 through 3-8: Re-letter paragraphs c through y of Article 3, Section 305, entitled, "Civic Use Types," as paragraphs d through z, and insert the following new paragraph c under such section immediately after paragraph b and before re-lettered paragraph d: "Campground-Long Term RV" "Privately or publicly owned facility providing sites for the long term utilization of recreational vehicles. The recreational vehicle sites may be utilized from April through October for camping purposes. Before and after such times, the recreational vehicles may be parked and stored on the site, but not utilized for camping purposes. The facilities are subject to additional use regulations outlined in Article 604a of this Ordinance."

Page 4-7: In Table 4-2 under "Civic Uses," between "Campground" and "Cemetery" in the "Uses" column, add "Camping-Long Term RV," and insert "P" in the "CC" column of that row and "604a" in the "Additional Regulations" column of that row.

Page 6-7: Add after 604(a)3: "4. Long Term RV Campgrounds must have a paved area sized to accommodate the RV unit. The parking area for the RV unit may be paved strips.

5. Long Term RV Campgrounds may not have any other vehicle, trailer, or accessory items stored on the site outside the period allowed for camping.

6. Long Term RV Campgrounds may only be utilized by recreational vehicles that are 15 years old or newer, and all units must be currently registered.

7. Covered garbage facilities must be provided in accordance with City Ordinances.

8. Long Term RV Campgrounds may only be utilized for camping purposes from April through October. ”

A public hearing will be held by the **Planning and Zoning Commission** on **March 28, 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,

A handwritten signature in black ink that reads "Scott Olesen". The signature is stylized with a large, looped "S" and a cursive "Olesen".

Scott Olesen
Zoning Administrator

Staff Summary

3/28/2017

Agenda Item # 4.



City of Storm Lake

PO Box 1086

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REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Proposed Text Amendment And Zoning Change To The Storm Lake Zoning Ordinance**

BACKGROUND: Thane Benz has made a request to establish a long term RV campground on his property located at 121 Memorial Road. Currently, this property is Zoned GI, General Industrial. Long term RV camping is not a listed use in the Storm Lake Zoning Ordinance in any district.

Therefore, to facilitate his proposed use, Mr. Benz is requesting a change in the zoning of his property from the GI, General Industrial Zoning District to the CC, Community Commercial Zoning District. Mr. Benz is also requesting a change in the text of the Zoning Ordinance to create a new use: "Campground-Long Term RV".

The proposed use would allow for RV camping spaces to be leased for a year at a time and would allow the camping units to be used from April through October. After this time, the RV's will be allowed to be parked on the site and stored in the off season. Only the RV would be allowed to be stored on site, no other items such as boats, trailers, or other vehicles or equipment would be permitted.

The proposal would also provide requirements that the RV units must be currently licensed and would restrict the units to those 15 years old or newer.

The use regulations would be in addition to our current campground regulations.

The requested change in Zoning to the CC. Community Commercial Zoning District would be better suited to the current

uses in this area.

Before a text amendment or change to the Zoning Map 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 6-2, lists "Guiding Principles". Guiding Principle 3 is to "Stimulate Redevelopment and Economic Growth. Economic growth will occur through new investments, expansions, redevelopment, and the addition of tourism destinations". Page 6-8, Implementation step 1(C) lists "Recreation/Active Tourism has been a focus of Storm Lake's economic development efforts over the last decade. The community needs to build on it's success with Project Alwaysis and diversify it's offerings to strengthen it's image as a tourist destination..." .

This Zoning District change and text amendment will allow for the development of Long-Term RV Campgrounds in the CC, Community Commercial.

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

RECOMMENDATION: Review and provide recommendation to Council on the proposed Zoning Ordinance change and 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
	Zoning Ordinance Amendment Request	Application

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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PROPERTY ADDRESS: 121 Memorial Rd Storm Lake, Iowa 50588

PROPERTY OWNER: Thayne Benz Thayne Benz

OWNER ADDRESS (if different than property owner):

18889 171st Ave Manchester, Iowa 52057
P.O. Box 1036, Storm Lake, Iowa

OWNER'S PHONE NUMBER: 712-299-1960

The City of Storm Lake Zoning Ordinance Article 12 Section 1204 establishes the amendment procedure for the Zoning Ordinance and requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the City Council.

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

The existing use of the property and the proposed use of the property.

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a rezoning request will be heard by the Planning and Zoning Commission and the City Council at separate meetings.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.

A non refundable application fee of **\$200.00** is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council.

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



☒ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance

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Current Zoning Ordinance Section:

Text
Amendment
Request:

Request asks for a change from the LI, Limited Industrial to the CC, Community Commercial Zoning District, and a change in the permitted uses in the CC Zoning District to allow Long-term Campground S. RV

Address of the Property:

Legal Description
of the Property:

2-90-37, Storm Lake Corporation, 2nd Auditor's S/D,
W 1/2 SE S&W OF RR LOT 11, Except North 114'

Present Zoning District:

Requested Zoning District:

Why Present Zoning
Is No Longer Valid:

Due to commercial development along East Lakeshore drive, the proposed change from GE, to CC, Community Commercial would better suit the uses in this district, and would be more appropriate.

Existing Use of the Property:

Proposed Use of the Property:

Date

City of Storm Lake Use

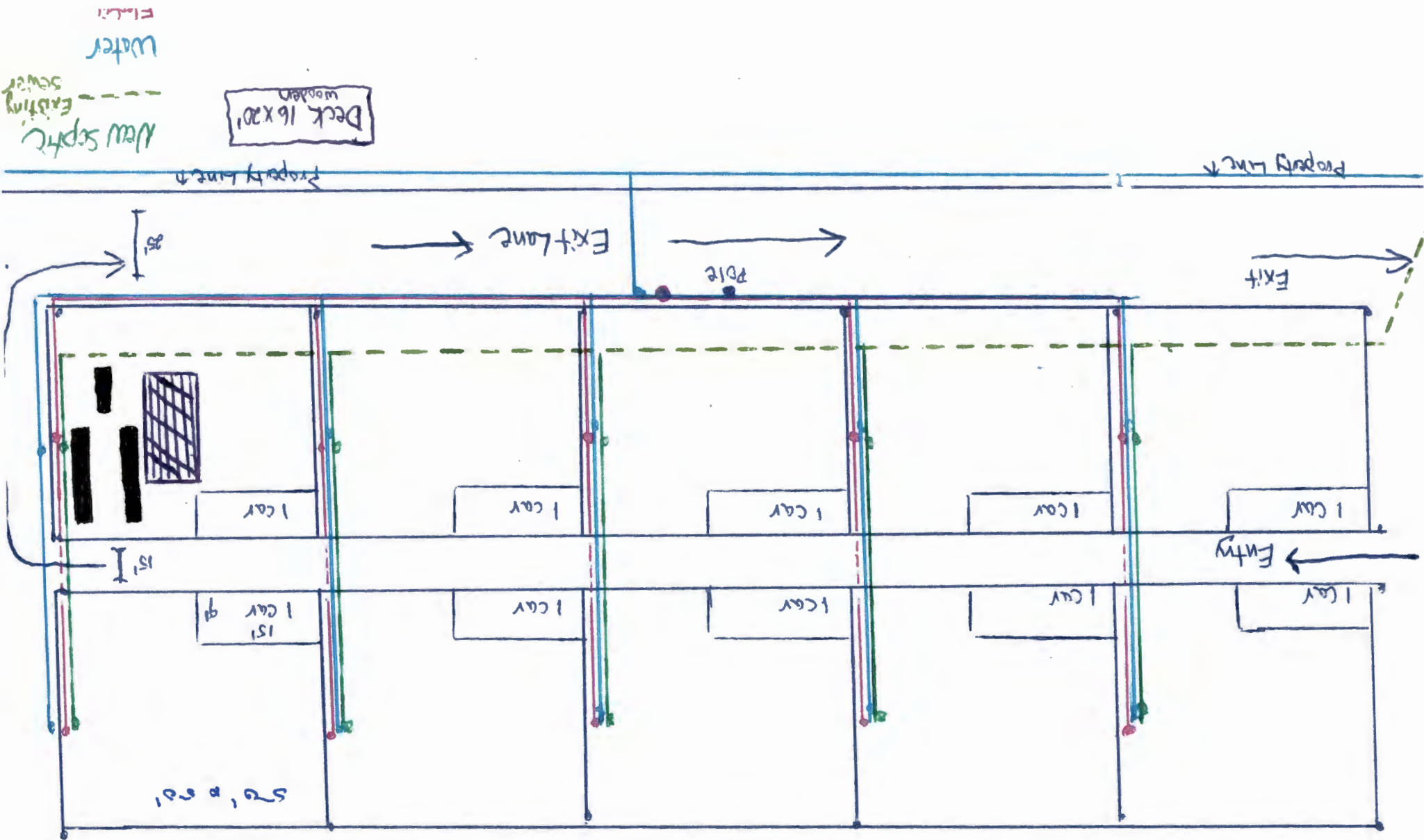
Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

Each site will tie into existing septic
New entry off of Memorial Road
Parking Pads 2' x 15' x 2' & center tongue pad 2' x 8'





SiteAddress	OwnerLastName	SiteAddress	OwnerLastName
1 1601 PARK ST	IOWA STATE OF	13 1501 E LAKESHORE DR	JOHN E & KAREN M KEENAN
2 201 MARSHALL RD	BARBARA HADENFELDT	14 1507 E LAKESHORE DR	COLUMBUS CLUB ASSOCIATION, OF STORM LAKE
3 114 MEMORIAL RD	BARBARA HADENFELDT	15 1507 E LAKESHORE DR	COLUMBUS CLUB ASSOCIATION, OF STORM LAKE
4 1405 E LAKESHORE DR	ADAH HADENFELDT	16 1515 E LAKESHORE DR	DANIEL S HEITMAN
5 110 MEMORIAL RD	ADAH HADENFELDT	17 1519 E LAKESHORE DR	DENNIS HANNA
6 1411 E LAKESHORE DR	LEE & LAURIE MEYLOL REV TRUST	17 1519 1/2 E LAKESHORE DR	DENNIS HANNA
7 108 MEMORIAL RD	MICHAEL STARK	18 1523 E LAKESHORE DR	LARRY GODFREDSON
8 1419 E LAKESHORE DR	CORY J & SHANNON R JUNGJOHAN	19 1601 E LAKESHORE DR	LIGHTHOUSE MOTEL LLC
9 207 MEMORIAL RD	DOUGLAS L & SHAREN K PETERS	20 221 MEMORIAL RD	STORM LAKE CITY OF, (OLD WATER TREATMENT PLANT)
10 1425451005 - Parcel	DOUGLAS L & SHAREN K PETERS	21 1703 E LAKESHORE DR	L & G PRODUCTS INC
11 130 MEMORIAL RD VAC	COLUMBUS CLUB ASSOCIATION, OF STORM LAKE	22 NO ADDRESS LISTED	STORM LAKE CITY OF, (ABANDON RR ROW IN SW-SE)
12 1507 E LAKESHORE DR	COLUMBUS CLUB ASSOCIATION, OF STORM LAKE	23 1701 E LAKESHORE DR	WILLIAM J & LEIGH M LAVEN

Staff Summary

3/28/2017

Agenda Item # 5.



City of Storm Lake

PO Box 1086

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REPORT TO: Planning & Zoning Commission

FROM: James H. Patrick, City Manager

SUBJECT: **Study Session On Storm Lake's Construction Erosion And Sediment Control Ordinance and Worksheet.**

BACKGROUND: During a recent Municipal Separate Storm Sewer Permit (MS4) permit assistance visit by the IDNR, it was noted that the City does not have a Construction Erosion and Sediment Control Ordinance and program. To be considered in compliance with the MS4 permit, the City must ensure that a program is in place to control erosion from small site construction and/or site soil disturbance. This applies for the land disturbing activity associated with small disturbances that would not fall into the City requirement for Storm Water Management Best Management Practices.

Jay Michels will make the presentation and answer questions.

COMPREHENSIVE PLAN RELATIONSHIP: This is a requirement of the City's MS4 permit.

FISCAL IMPACT: Significant if a program is not implemented that meets the MS4 requirements.

RECOMMENDATION: Hear the presentation and ask questions.