

**CITY OF STORM LAKE
PLANNING AND ZONING
CITY HALL COUNCIL CHAMBERS
JUNE 20, 2017
5:00 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 May 2, 2017 Meeting**
3. **Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
4. **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
5. Adjourn



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Staff Summary

6/20/2017

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 May 2, 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 May 2, 2017 Planning and Zoning Minutes

ATTACHMENTS:

Description	Type
☐ Minutes - May 2, 2017	Minutes

PLANNING AND ZONING COMMISSION, MAY 2, 2017, 5:00 P.M., CITY HALL COUNCIL CHAMBERS, STORM LAKE, IOWA

MEMBERS PRESENT: Tony Statz, Maria Ramos, David Walker, Andriette Wickstrom

ABSENT: Tony Statz and Trevina Jefferson,

OTHERS PRESENT: Thayne Benz (121 Memorial Road), 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 5:00 pm.

Item 1: Hear the public- none

Item 2: Approval of Minutes from March 28, 2017.

Moved by Commissioner Wickstrom to approve the minutes from the March 28, 2017 meeting.

Seconded by Commissioner Ricklefs. Vote: All Ayes with Commissioner Statz and Jefferson absent. Motion carried.

Item 3: Review And Action Regarding Council's Request To Reconsider Zoning Test Amendment Enabling Long Term RV Sites In The CC Zoning District

Committee directs city staff to do more research in adding an RC District to the Zoning Map. Thayne Benz has withdrawn his plan on placing as RV Park.

Item 4. Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map

Chairman Walker opened the public hearing on a Proposed Zoning change to the Storm Lake Zoning Ordinance official Zoning Map stating this was the time and place for any comments.

Aaron Cowles expressed his concern of his home being taken over and the expansion of Tyson Foods. It was clarified to Mr. Cowles that this zoning change is not affecting his home as it only affects lot 9, 10, and 11, block 3, Storm Lake Corporation, Oates & Skewis 1st addition (402 and 404 Russell Street).

Hearing no additional comments Chairman Walker closed the public hearing.

Item 5. Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map

Moved by Commissioner Ramos to approve the proposed zoning change to the Storm Lake Zoning Ordinance official Zoning Map for properties located at Lots 9,10, and 11, Block 3, Storm Lake Corporation, Oates & Skewis 1st Addition (402 and 404 Russell Street) from the R-3 Medium Density Residential District to the GI, General Industrial Zoning District. Taking into consideration the concerns by the neighbors, the required buffer yard to reduce noise and landscaping Seconded by Commissioner Ricklefs. Vote: Ayes: Ricklefs, Ramos, and Walker; Nays: Wickstrom; Absent: Statz and Jefferson. Motion carried.

Item 6. Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map

Chairman Walker opened the public hearing on a proposed Zoning change to the Storm Lake Zoning Ordinance official Zoning Map stating this was the time and place for any comments. Hearing no comments Commissioner closed the public hearing.

Item 7. Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map

Moved by Commissioner Ricklefs to approve the proposed zoning change to the Storm Lake Zoning Ordinance official Zoning Map for the property located at Lot 8, Block 2, Storm Lake Corporation, Russell's Addition, Tri. PT. of I.C.R.R. Lying South of Lot 8 (401 Superior Street) from the R-3 Medium Density Residential District to the GI, General Industrial Zoning District. Taking into consideration the concerns by the neighbors, the required buffer yard to reduce noise and landscaping Seconded by Commissioner Ramos. Vote: Ayes: Ricklefs, Ramos, and Walker; Nays: Wickstrom; Absent: Statz and Jefferson. Motion carried.

Item 8. Review And Recommend Approval Of Storm Lake's Construction Erosion And Sediment Control Ordinance and Worksheet.

Moved by Commissioner Walker to approve recommending the proposed Storm Lake's Construction Erosion and Sediment Control Ordinance and worksheet to comply with the MS4 Permit to Council for their approval. Seconded by Commissioner Andriette. Vote: All ayes. Motion carried.

Item 9. Adjourn

Moved by Commissioner Ramos to adjourn the meeting at 6:21 pm. Seconded by Commissioner Wickstrom. Vote: All ayes with Commissioner Ricklefs and Jefferson absent. Motion carried.

David Walker, Chairman

Secretary, Mayra A. Martinez

Staff Summary

6/20/2017
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 Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: Richard and Carol Peterson own the lot located on the south east corner of College Avenue and West Seventh Street. Legally described as Lot 14, Block 9, Storm Lake Corporation, and is directly south of 516 West Milwaukee Avenue. The property is Zoned R-2, Low-Medium Density Residential.

The Peterson's are requesting a change in the Zoning Classification to the CC, Community Commercial Zoning District.

The property was part of the automobile dealership directly to the north and the Peterson's would like to change the Zoning of the parcel so that it matches the Zoning of the dealership which is CC, Community Commercial.

Before a 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 6-22, lists "Guiding Policy 3 is to "Stimulate Redevelopment and Economic Growth. Economic Growth will occur through new investments, expansions, redevelopment, and the addition of tourism destinations." Page 6-6, Goal 1 lists "Retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into other endeavors" .

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: 2017-6

June 12, 2017

City of Storm Lake
PO Box 1086
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A petition for a Amendment to the Zoning Map in the R-2, Low-Medium Density Residential District as applied to the property described as Lot 14, Block 9, Storm Lake Corporation, and is directly south of 516 West Milwaukee Avenue has been filed by Richard and Carol Peterson.

The petition requests approval of a change to the official Zoning Map from the R-2, Low-Medium Density Residential District to the CC, Community Commercial Zoning District.

A public hearing will be held by the **Planning and Zoning Commission** on **June 20, 2017 at 5:00 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 official Zoning Map.

Respectfully submitted,

Scott Olesen
Zoning Administrator

Staff Summary

6/20/2017
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 Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: Richard and Carol Peterson own the lot located on the south east corner of College Avenue and West Seventh Street. Legally described as Lot 14, Block 9, Storm Lake Corporation, and is directly south of 516 West Milwaukee Avenue. The property is Zoned R-2, Low-Medium Density Residential.

The Peterson's are requesting a change in the Zoning Classification to the CC, Community Commercial Zoning District.

The property was part of the automobile dealership directly to the north and the Peterson's would like to change the Zoning of the parcel so that it matches the Zoning of the dealership which is CC, Community Commercial.

Before a 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 6-22, lists "Guiding Policy 3 is to "Stimulate Redevelopment and Economic Growth. Economic Growth will occur through new investments, expansions, redevelopment, and the addition of tourism destinations." Page 6-6, Goal 1 lists "Retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into other endeavors" .

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

RECOMMENDATION: Review the application for re-zoning submitted by Richard and

Carol Peterson and recommend approval to the Storm Lake City Council.

ATTACHMENTS:

Description		Type
	Application	Application
	Adjoining Property Owners	Backup Material

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

p (712) 732-8000

f (712) 732-4114

PROPERTY ADDRESS: 514-518 W. 7th St, Storm Lake

PROPERTY OWNER: Richard & Carol Peterson

OWNER ADDRESS (if different than property owner):

320 E. 2nd St, Storm Lake, IA 50588

OWNER'S PHONE NUMBER: 712-299-4374

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.



RECEIVED

5-23-17

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

City of Storm Lake
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Current Zoning Ordinance Section: Article 4, table 4-2

Text
Amendment
Request:

Address of the Property: 514-518 W 7th, Storm Lake

Legal Description of the Property: parcel 1403107001, 14-09 storm lake cap Hayes

Present Zoning District: Residential R-2

Requested Zoning District: Community commercial - C-C

Why Present Zoning Is No Longer Valid: I don't think the property has ever been used as residential, at least for last 60 years it has been parking lot

Existing Use of the Property: temporary parking for cars for repair & sale

Proposed Use of the Property: temporary parking for cars for repair & sale

[Signature]
Signature of Property Owner

5/23/17
Date

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:



COLLEGE AVE.

7th ST.

131

126

50

2

● 103-001

50

3

140

● 103-003

4

140

● 103-004

5

77

63.33

50

20

50 14

140

● 107-001

50 13

60

13

● 107-002

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12

● 107-003

60

11

● 107-004

80

1

● 107-008

140

70

● 107-009

2

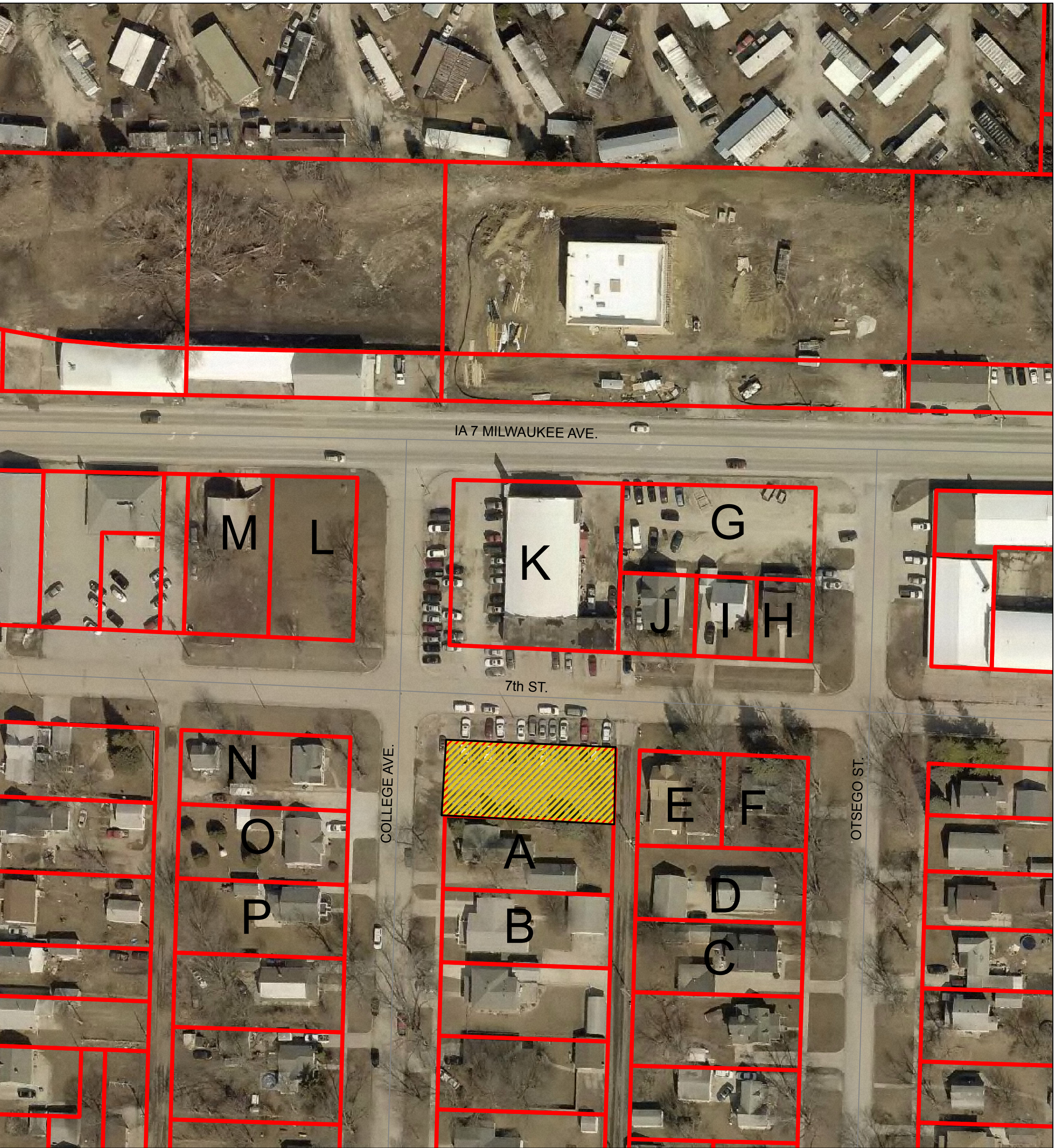
● 107-010

3

● 107-011

4

● 107-012



PARCEL 14-03-107-001
RICK PETERSON
514-518 W 7TH ST



A	721 College	Eliazar Figueroa
B	717 College	Miguel Deciga-Sanchez
C	716 Otsego	Lorena Tran
D	720 Otsego	Larry Lucht
E	512 W 7th	Terry Flanigan
F	726 Otsego	Amadio Quinones
G	516 W Milwaukee	Richard Peterson
H	501 W 7th	Richard Peterson
I	505 W 7th	Richard Peterson
J	509 W 7th	Richard Peterson
K	516 W Milwaukee	Eduardo Morales
L	601 W 7th	Ngane Luong
M	612 W Milwaukee	Ngane Luong
N	730 College	Margie Robinson
O	724 College	Marsha Heinshohn
P	718 College	Betty Herrig