

**CITY OF STORM LAKE
PLANNING AND ZONING
CITY HALL COUNCIL CHAMBERS
JULY 6, 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 June 20, 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



Find us on Facebook <https://www.facebook.com/cityofstormlake>



Follow us on Twitter

@Storm_Lake



Find us on the Web at <http://www.stormlake.org>

Staff Summary

7/6/2017

Agenda Item # 2.



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

REPORT TO: Planning & Zoning Commission

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approval Of Minutes From June 20, 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 June 20, 2017 Planning and Zoning Minutes

ATTACHMENTS:

Description	Type
☐ Minutes - June 20, 2017	Minutes

PLANNING AND ZONING COMMISSION, JUNE 20, 2017, 5:00 P.M., CITY HALL COUNCIL CHAMBERS, STORM LAKE, IOWA

MEMBERS PRESENT: David Walker, Andriette Wickstrom, Trevina Jefferson, Matt Ricklefs (by phone), and Tony Statz (by phone).

ABSENT: Maria Ramos

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

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

Item 1: Hear the public- none

Item 2: Approval of Minutes from May 2, 2017.

Moved by Commissioner Wickstrom to approve the minutes from the May 2, 2017 meeting. Seconded by Commissioner Jefferson. Vote: All Ayes with Commissioner Statz absent. Motion carried.

Matt Rickleff phone in at 5:12 pm.

Item 3: 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 Chairman Walker closed the public hearing.

Item 4. Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map

Moved by Commissioner Wickstrom to approve the proposed zoning change to the Storm Lake Zoning Ordinance official Zoning Map for the property described as Lot 14, Block 9, Storm Lake Corporation, and is directly south of 516 West Milwaukee Avenue filed by Richard and Carol Peterson from the R-2, Low-Medium Density Residential District to the CC, Community Commercial Zoning District. Seconded by Commissioner Ricklefs.

Roll Call Vote:

Tony Statz – Approve

Trevina Jefferson – Approve

David Walker – Approve

Matt Ricklefs – Approve

Andriette Wickstrom – Approve

Motion carried.

Item 5. Adjourn

Moved by Commissioner Wickstrom to adjourn the meeting at 5:18 pm. Seconded by Commissioner Jefferson. Vote: All ayes with Commissioner Ramos absent. Motion carried.

David Walker, Chairman

Secretary, Mayra A. Martinez

Staff Summary

7/6/2017

Agenda Item # 3.



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

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: Mag-Shu, LLC., and Nathan Jensen own the property located at 2900, 2902, 2904, and 3000 Howard Road, and 1204, 1205, 1208, 1209, 1212, 1213, 1216, 1217, 1220, and 1221 Kelvin Road. Currently, this property is Zoned R-1, Low Density Residential.

Mag-Shu LLC. and Nathan Jensen are requesting a change in the zoning of this property from the R-1 Low Density Residential District to the R-3, Medium Density Residential Zoning District.

Mag-Shu, LLC. is proposing to construct some duplex residential or single family attached residential on this property, and the property must be re-zoned to accomplish this.

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 5-6, lists "Housing Goals and Policies". Goal 1 is to "Provide a variety of housing options to attract and retain households of varying sizes, ages, diversity, incomes, and needs." Policy 6 is "Regularly review zoning and subdivision ordinances to ensure maximum opportunities for the development of housing."

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
	Applications Request	Application

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



June 28, 2017

File number: 2017-7

A petition for a change in the official Zonig Map in the R-1, Low Density Residential District as applied to the properties described as

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

A TRACT OF LAND LOCATED IN PART OF GOVERNMENT LOT 2 IN SECTION 8, TOWNSHIP 90 NORTH, RANGE 37 WEST OF THE 5TH P.M., CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE NORTH 89°00'57" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, 59.97 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 110, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 0°25'07" WEST ALONG SAID EAST RIGHT OF WAY LINE, 545.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF HOWARD ROAD; THENCE NORTH 89°07'08" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 136.13 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 77°37'25" EAST, 63.84 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89°15'27" EAST, 129.04 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 81°19'37" EAST, 181.60 FEET; THENCE SOUTH 0°25'07" EAST, 126.31 FEET; THENCE SOUTH 81°19'37" WEST, 181.57 FEET; THENCE SOUTH 0°25'07" EAST, 431.11 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°00'57" WEST ALONG SAID SOUTH LINE, 327.65 FEET TO THE POINT OF BEGINNING. CONTAINING 4.67 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. (2900 Howard, 2902 Howard, 2904 Howard, 300 Howard and 1204 Kelvin Road, 1205 Kelvin Road, 1208 Kelvin Road, 1209 Kelvin Road, 1212 Kelvin Road, 1213 Kelvin Road, 1216 Kelvin Road, 1217 Kelvin Road, 1220 Kelvin Road, 1225 Kelvin Road.)

and

A TRACT OF LAND LOCATED IN PART OF GOVERNMENT LOT 2 IN SECTION 8, TOWNSHIP 90 NORTH, RANGE 37 WEST OF THE 5TH P.M., CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE NORTH 89°00'57" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, 387.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°25'07" WEST, 431.11 FEET; THENCE NORTH 81°19'37" EAST, 181.57 FEET, THENCE NORTH 0°25'07" WEST, 126.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HOWARD ROAD; THENCE NORTH 65°40'43" EAST, ALONG THE SOUTH LINE OF HOWARD ROAD 46.46 FEET; THENCE CONTINUING ALONG SAID SOUTH

RIGHT OF WAY LINE NORTH 88°15'24" EAST, 262.25 FEET TO THE WEST RIGHT OF WAY LINE OF EMERALD DRIVE; THENCE SOUTH 10°06'51" WEST ALONG SAID WEST RIGHT OF WAY LINE, 105.80 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF THE 6TH PLATTING OF EMERALD PARK; THENCE SOUTH 64°36'39" EAST ALONG THE SOUTH LINE OF SAID LOT 27, 249.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE SOUTH 36°31'35" WEST, 267.94 FEET; THENCE SOUTH 12°46'13" EAST, 79.42 FEET; THENCE SOUTH 46°53'14" WEST, 146.79 FEET TO THE SOUTH LNE OF GOVERNMENT LOT 2; THENCE SOUTH 89°00'57" WEST ALONG SAID SOUTH LINE, 438.01 FEET TO THE POINT OF BEGINNING. CONTAINING 6.96 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD (1221 Kelvin Road)

has been filed Mag-Shu signed by Dale Schuman and Nathan Jensen

The petition requests approval of a change in the official Zoning Map from the R-1, Low Density Residential District to the R-3, Medium Density Residenial District.

A public hearing will be held by the **Planning and Zoning Commission** on **July 6, 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 chang in the Official Zoning Map.

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

9:00 Friday

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: 2900, 2902, 2904, 3000 Howard Road and 1204, 1205,

Mag-Shu, LLC signed by,

PROPERTY OWNER: Dale M Schumann / Duane Magnusson

OWNER ADDRESS (if different than property owner):

102 Lakeshore Dr. Lakeside Ia. 50588

OWNER'S PHONE NUMBER: Cell-515-788-3012- Home 712-213-0085

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

City of Storm Lake

PO Box 1086

Storm Lake, IA 50588

p (712) 732-8000

f (712) 732-4114

Current Zoning Ordinance Section:

Text
Amendment
Request:

Address of the Property:

Legal Description
of the Property:

Present Zoning District:

Requested Zoning District:

Why Present Zoning
Is No Longer Valid:

Existing Use of the Property:

Proposed Use of the Property:

Mag-Shu, LLC. signed by.

Signature of Property Owner

Date

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

Staff Summary

7/6/2017

Agenda Item # 4.



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

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: Mag-Shu, LLC., and Nathan Jensen own the property located at 2900, 2902, 2904, and 3000 Howard Road, and 1204, 1205, 1208, 1209, 1212, 1213, 1216, 1217, 1220, and 1221 Kelvin Road. Currently the property is Zoned R-1, Low Density Residential.

Mag-Shu, LLC. and Nathan Jensen are requesting a change in the zoning of this property from the R-1 Low Density Residential District to the R-3, Medium Density Residential Zoning District.

Mag-Shu, LLC. is proposing to construct some duplex residential or single family attached residential, and the property must be re-zoned to accomplish this.

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 5-6, lists "Housing Goals and Policies". Goal 1 is to "Provide a variety of housing options to attract and retain households of varying sizes, ages, diversity, incomes, and needs." Policy 6 is "Regularly review zoning and subdivision ordinances to ensure maximum opportunities for the development of housing."

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

RECOMMENDATION: Review the application for re-zoning submitted by Mag-Shu, LLC. and Nathan Jensen and recommend approval to the Storm Lake City Council.