

**PLANNING AND ZONING COMMISSION, MARCH 28, 2017, 5:00 P.M., CITY HALL  
COUNCIL CHAMBERS, STORM LAKE, IOWA**

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

**ABSENT:** Matt Ricklefs 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 5:03 pm.

**Item 1: Hear the public- none**

**Item 2: Approval of Minutes from February 14, 2017 Meeting**

Moved by Commissioner Wickstrom to approve the minutes from the February 14, 2017 meeting. Seconded by Commissioner Ramos. Vote: All Ayes with Commissioner Ricklefs and Jefferson absent. Motion carried.

**Item 3. Public Hearing On a Proposed Text Amendment and Zoning Change to the Storm Lake Zoning Ordinance**

Chairman Walker opened the public hearing on a the proposed text amendment and zoning change to the Storm Lake Zoning Ordinance stating this was the time and place for any comments.

**Item 4. Proposed Text Amendment And Zoning Change To The Storm Lake Zoning Ordinance**

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, 2<sup>nd</sup> 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. ”

Thayne Benz explained that the buildings are used as storage and are to stay as storage. His intend is to only have 10 larges sites with wooden decks used from April to October. Property has been cleaned up, trees planted and would attract more tourism to the area.

Moved by Commissioner Ramos to recommend to the City Council for approval of the zoning change of the GI, General Industrial Zoning District to the CC, Community Commercial Zoning District for the property located at 121 Memorial Road. Seconded by Commissioner Wickstrom.

Roll Call Vote:

Matt Ricklefs – absent

Andriette Wickstrom – approve

David Walker – approve

Maria Ramos – approve

Trevina Jefferson - absent

Tony Statz – approve

Motion Carried

Moved by Commissioner Wickstrom to recommend to the City Council approval of the text amendment to the Storm Lake Ordinance to create long term RV usage. Seconded by Commissioner Ramos.

Roll Call Vote:

Matt Ricklefs – absent

Andriette Wickstrom – approve

David Walker – approve

Maria Ramos – approve

Trevina Jefferson - absent

Tony Statz – approve

Motion Carried

## **Item 5. Study Session On Storm Lake's Construction Erosion And Sediment Control Ordinance and Worksheet.**

Jim Patrick presented to the Committee the updated Construction Erosion and Sediment Control proposed Ordinance. 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. Request the Committee to review and make any recommendations at future Planning and Zoning meetings.

**6. Adjourn**

Moved by Commissioner Ramos to adjourn the meeting at 6:29 pm. Seconded by Commissioner Wickstrom. Vote: All ayes with Commissioner Ricklefs and Jefferson absent. Motion carried.

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David Walker, Chairman

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Secretary, Mayra A. Martinez