

PLANNING & ZONING COMMISSION MEETING
THURSDAY, FEBRUARY 18, 2021
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, February 18, 2021, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1st Ave W, Cascade, IA 52033. Present for the meeting and answering roll were: Conlin, Steffen, Moran, Otting, Kerper, Hosch and Moriarity. Steffen attended via the phone.

A motion by Kerper, second by Otting to approve the agenda as presented. Motion carried unanimously.

A motion by Moran, second by Conlin to approve the meeting minutes from January 7, 2021. Motion carried unanimously.

Terri Wollenberg, 500 Polk Street SE addressed the Planning & Zoning Commission regarding changing the zoning in the former trailer park area from R-3 to R-1 to accommodate for low density zoning for single family dwellings. She feels this was poor planning to allow for this area to allow trailers instead of single residential homes since it is in an R-1 neighborhood. She also mentioned the drainage issues on Tyler Street between 5th and 6th Ave SE due to the multiplex that was constructed. If additional multiplex units are allowed it would create more drainage and runoff issues. Polk Street from 500-600 has no curb and gutter and is also narrower than standard streets. There is also no space between the street and sidewalk. There will continue to be drainage problems. There also is no curb and gutter on Tyler Street. She is asking the Planning & Zoning to assess the zoning and see that it should be changed to R-1.

There was discussion among the Planning & Zoning members regarding this request. Many feel it wouldn't be fair to change the zoning at this time since when the ground was all purchased it was zoned R-3. They also thought that this shouldn't have been brought to P&Z since it seems like a drainage issue and they don't have authority over that. Ms. Wollenberg tried to show that it is a zoning and drainage issue, but if the zoning were to be changed the drainage issues would be taken care of. After lengthy discussion, motion by Otting, second by Hosch to not change zoning at this time, and to hold off on approving any future building permits for this area until the storm water drainage is addressed. Motion carried unanimously.

The Planning & Zoning members discussed implementing tire storage regulations. There were some ideas discussed regarding # of tires allowed, and how long they can be stored on the property. Discussion was had on the difference between waste and used tires and who would enforce these regulations if imposed. If a set number of waste tires were allowed on a property and the tire recycling company was delayed in collecting them, the number of tires could double before they were collected. At this time, they didn't see why this would be necessary. Motion by Hosch, second by Moran to not implement tire regulations at this time. Motion carried unanimously.

With no other business, a motion was made by Kerper, which was seconded by Conlin, to adjourn at 7:16 p.m. Motion carried unanimously.

Deanna McCusker
City Administrator