

PLANNING & ZONING COMMISSION MEETING  
THURSDAY, OCTOBER 21, 2021  
Meeting Minutes

The Cascade Planning & Zoning Commission met on Thursday, October 21, 2021, at 6:00p.m. in the Cascade City Hall Council Chambers, 320 1<sup>st</sup> Ave W, Cascade, IA 52033. Present for the meeting and answering roll were: Moriarity, Conlin, Steffen, Otting, Kerper, Hosch and Moran.

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

The Commission reviewed the minutes from September 9, 2021. A motion by Kerper, second by Conlin to approve the meeting minutes. Motion carried unanimously.

It was time for the public hearing on the proposed change to the zoning district boundaries. The proposed amendment to the zoning ordinance is C-1, Highway Commercial to M-1, Light Industrial for Lots 309 & 310 Union Add to East Cascade. Motion by Steffen, second by Moran to enter into public hearing at 6:02pm. Motion carried unanimously. No comments were made against the proposed change. Motion by Moran, second by Conlin to go out of public hearing and back in open session at 6:03pm. Motion carried unanimously.

The P&Z commission discussed the proposed zoning change. Since the area next to lots 309 & 310 are zoned M-1, it makes sense to make these two lots also M-1. Motion by Otting, second by Moran to approve the zoning change from C-1 to M-1. Motion carried unanimously.

P&Z held preliminary discussion on vacating a section of Taylor Street SE between 3<sup>rd</sup> Ave SE and 4<sup>th</sup> Ave SE. Jason Kurt, a person who farms ground south of Taylor Street that is owned by Don Takes, addressed the Commission. Taylor Street is the safest route to access the field. This proposed vacation was brought up before and denied and nothing has changed. He provided 2 letters from businesses, who also must access this area, who also are not in favor of this vacation. Rick Kerper addressed the commission. He lives at 200 3<sup>rd</sup> Ave SE and is the one proposing the vacation. He wants to construct a 40'x60' building on the west side of Taylor Street. It is zoned A-1 and the area is in the floodplain. With the required setbacks, the building would be too close to the river. He has maintained this section of Taylor Street for 15 years. Ivan Kurt also addressed the Commission. He feels that the lots owned by Don Takes would be negatively affected if Taylor Street SE was vacated. If it was vacated, it would require more turns for tractors and trucks from the field to use different streets and would create a safety issue if using Tyler Street and going by the elementary school. He also commented that City streets should never be vacated and sold.

Following the discussion, the Commission reviewed the comments and a motion was made by Moriarity, second by Conlin to not proceed with the vacation. Motion failed, with only 3 voting yes, one no and 3 members abstained. No new motion was considered.

P&Z reviewed requirements included in the wind and solar ordinance. Currently, when an applicant applies for either wind or solar, a building permit and a variance application, which includes a \$150 fee, must be completed and approved. Additionally, there are specific items that must be submitted. Further review prior to approving a

wind or solar project is needed, especially since it provides notice to surrounding property owners, but it could be reviewed by P&Z instead. It is being recommended that the documentation be reviewed by P&Z, with a hearing instead of Board of Adjustment. After some discussion, motion by Conlin, second by Moriarty to change the review by P&Z instead of Board of Adjustment. Motion carried unanimously. The ordinance will be updated reflecting the change and sent to City Council.

With no other business, a motion was made by Steffen, which was seconded by Moran, to adjourn at 6:50 p.m. Motion carried unanimously.

Deanna McCusker  
City Administrator